



SUPPLEMENTAL REPORTS



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

SUPPLEMENTAL REPORTS

For the Month and Year-to Date Ended **December 31, 2020**

Issue Date: January 20, 2021

(Unaudited and Subject to Review)

SAHA COMBINED

1. Property Management Reports
 - a. Public Housing
 - b. Beacon Communities
 - i. SAHA Managed Properties
 - ii. Third Party Managed Properties

2. Key Financial Indicators
 - a. Public Housing
 - b. Beacon Communities
 - i. SAHA Managed Properties
 - ii. Third Party Managed Properties

3. Revenue and Vacancy Loss Analysis
 - a. Public Housing
 - b. Beacon Communities
 - i. SAHA Managed Properties
 - ii. Third Party Managed Properties

PARTNERSHIPS

1. Property Management Reports

2. Key Financial Indicators

ED HINOJOSA
Chief Financial Officer

DIANA K. FIEDLER
Director of Finance
and Accounting

LINDA LE
Controller

JENNIFER MIRELES
Budget Manager



**San Antonio Housing Authority
Property Management Monthly Report
Public Housing
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Rental Income History										
Operating Account	Replacement Reserves	Tenant Receivable	Current Year				Last Year			Two Years Ago			
			November	October	September	December	November	October	September	December	November	October	September
7,559,863		605,686	883,865	879,632	875,574	924,835	932,071	915,238	917,359	856,725	903,246	886,541	771,846

Occupancy Information

Account Description	Total Units	Current Month						Last Month			Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Agency Units	17						17			.00				
Efficiencies	549	533	519	14	16			97.37%	533	519	94.54%	3,198	3,082	96.37%
1 Bedroom	2,032	1,880	1,841	39	152			97.93%	1,880	1,842	90.65%	11,279	10,984	97.38%
2 Bedrooms	1,892	1,876	1,795	81	16			95.68%	1,876	1,796	94.93%	11,256	10,734	95.36%
3 Bedrooms	1,247	1,246	1,190	56	1			95.51%	1,253	1,184	94.42%	7,511	7,045	93.80%
4 Bedrooms	218	218	205	13				94.04%	220	207	94.09%	1,318	1,244	94.39%
5 Bedrooms	44	44	44					100.00%	44	43	97.73%	264	259	98.11%
Total Units	5,999	5,797	5,594	203	185		17	96.50%	5,806	5,591	93.06%	34,826	33,348	95.76%

San Antonio Housing Authority
Property Management Monthly Report
Alazan/Guadalupe
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,172,161		252,676			89,417	89,358	89,483	5	4	22	59	19.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	1						1		.00					.00
Efficiency	40	40	37	3				91	92.50%			240	231	96.25%
1 Bedroom	16	16	16						100.00%			96	96	100.00
2 Bedrooms	495	495	472	23				700	95.35%			2,970	2,830	95.29%
3 Bedrooms	180	180	167	13				395	92.78%			1,080	999	92.50%
4 Bedrooms	9	9	9						100.00%			54	54	100.00
Total	741	740	701	39			1	1,186	94.73%			4,440	4,210	94.82%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Blanco/San Pedro Arms
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
130,449		9,537			29,179	29,098	27,680	1	1	1	10	5.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	62	62	60	2				61	96.77%			372	360	96.77%
1 Bedroom	50	50	50						100.00%			300	296	98.67%
2 Bedrooms	4	4	4						100.00%			24	22	91.67%
Total	116	116	114	2				61	98.28%			696	678	97.41%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Blueridge/VF/SF/Palm Lake
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
167,462		(591)						0	0	0	1	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	9	9		9				274	.00			89		.00
4 Bedrooms	2	2		2				61	.00			22		.00
Total	11	11		11				335	.00			111		.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cassiano Homes
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
413,474		154,372			56,798	57,159	57,018	9	3	12	132	168.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	5						5		.00					.00
1 Bedroom	24	24	22	2				61	91.67%			144	137	95.14%
2 Bedrooms	176	176	161	15				456	91.48%			1,056	948	89.77%
3 Bedrooms	187	187	180	7				213	96.26%			1,122	1,033	92.07%
4 Bedrooms	81	81	74	7				213	91.36%			486	450	92.59%
5 Bedrooms	26	26	26						100.00%			156	153	98.08%
Total	499	494	463	31			5	943	93.72%			2,964	2,721	91.80%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
 Cheryl West/TL Shaley
 For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
127,284		56,896			16,888	18,722	20,527	5	30	0	76	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	1						1			.00				.00
1 Bedroom	14	14	14							100.00%		84	83	98.81%
2 Bedrooms	66	66	63	3					91	95.45%		396	389	98.23%
3 Bedrooms	58	58	57	1					30	98.28%		348	342	98.28%
4 Bedrooms	9	9	8	1					30	88.89%		54	48	88.89%
Total	148	147	142	5			1	152	96.60%			882	862	97.73%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Cross Creek/Rutledge/Beldon
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
183,641		60,343			23,487	22,884	22,488	1	1	1	1	8.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	21	21	21						100.00%			126	125	99.21%
2 Bedrooms	74	74	72	2				61	97.30%			444	432	97.30%
3 Bedrooms	63	63	63						100.00%			378	367	97.09%
4 Bedrooms	9	9	9						100.00%			54	52	96.30%
Total	167	167	165	2				61	98.80%			1,002	976	97.41%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
F Furey/C Andrews/Pin Oak II
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
81,958		48,391			16,736	16,517	16,774	1	1	3	350	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	14						100.00%			84	83	98.81%
2 Bedrooms	41	41	39	2				61	95.12%			246	236	95.93%
3 Bedrooms	79	79	79						100.00%			474	467	98.52%
4 Bedrooms	6	6	6						100.00%			36	36	100.00%
Total	140	140	138	2				61	98.57%			840	822	97.86%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Fair Avenue/Matt Garcia
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
289,280		29,015			66,028	63,657	63,262	0	1	0	20	2.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	129	129	128	1				30	99.22%			774	739	95.48%
1 Bedroom	137	137	135	2				61	98.54%			822	777	94.53%
2 Bedrooms	4	4	4						100.00%			24	24	100.00
3 Bedrooms	1	1	1						100.00%			6	6	100.00
Total	271	271	268	3				91	98.89%			1,626	1,546	95.08%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Highview/W Sinkin
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
113,350		56,009			23,982	24,269	24,017	5	0	5	45	21.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	47	4				122	92.16%			306	291	95.10%
2 Bedrooms	35	35	32	3				91	91.43%			210	199	94.76%
3 Bedrooms	28	28	24	4				122	85.71%			168	150	89.29%
4 Bedrooms	4	4	4						100.00%			24	24	100.00%
Total	118	118	107	11				335	90.68%			708	664	93.79%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Jewett Circle/G Cisneros
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
249,568		5,438			29,296	29,208	29,335	1	2	0	122	24.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	120	120	119	1				30	99.17%			720	715	99.31%
2 Bedrooms	10	10	10						100.00%			60	60	100.00%
Total	130	130	129	1			30	99.23%				780	775	99.36%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Kenwood/Glen Park/Park Square
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
172,779		54,484			27,511	27,002	26,587	0	0	0	5	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	51	51	50	1				30	98.04%			306	302	98.69%
2 Bedrooms	42	42	39	3				91	92.86%			252	243	96.43%
3 Bedrooms	19	19	19						100.00%			114	106	92.98%
4 Bedrooms	2	2	2						100.00%			12	12	100.00%
Total	114	114	110	4				122	96.49%			684	663	96.93%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lewis Chatham
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
328,384		4,741			31,294	31,136	30,951	0	68	68	108	.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	72	72	72						100.00%			432	428	99.07%
1 Bedroom	42	42	42						100.00%			252	251	99.60%
2 Bedrooms	4	4	4						100.00%			24	23	95.83%
3 Bedrooms	1	1	1						100.00%			6	6	100.00%
Total	119	119	119						100.00%			714	708	99.16%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lila Cockrell/South San
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
68,405		7,090			16,876	16,811	16,569	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Current Month						Year-to-Date			
					Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	95	95	93	2				61	97.89%			570	563	98.77%
2 Bedrooms	5	5	5						100.00%			30	27	90.00%
Total	100	100	98	2				61	98.00%			600	590	98.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Lincoln Heights
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(7,962)		104,601			39,494	38,895	41,178	13	126	9	22	9.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Agency Units	10						10		.00					.00
1 Bedroom	91	91	85	6				183	93.41%			546	534	97.80%
2 Bedrooms	152	152	141	11				335	92.76%			912	838	91.89%
3 Bedrooms	81	81	79	2				61	97.53%			486	466	95.88%
4 Bedrooms	4	4	4						100.00%			24	24	100.00%
Total	338	328	309	19			10	578	94.21%			1,968	1,862	94.61%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Madonna/Sahara Ramsey
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
57,602		12,392			22,063	21,821	22,278	4	0	2	130	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	36	36	34	2				61	94.44%			216	210	97.22%
2 Bedrooms	40	40	39	1				30	97.50%			240	237	98.75%
Total	76	76	73	3				91	96.05%			456	447	98.03%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Mirasol/CTK/Rangel
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(67,001)		70,282			31,206	31,530	30,591	3	0	5	123	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	71	71	70	1				30	98.59%			426	424	99.53%
2 Bedrooms	66	66	65	1				30	98.48%			396	393	99.24%
3 Bedrooms	102	102	100	2				61	98.04%			612	602	98.37%
4 Bedrooms	6	6	6						100.00%			36	36	100.00%
5 Bedrooms	3	3	3						100.00%			18	18	100.00%
Total	248	248	244	4				122	98.39%			1,488	1,473	98.99%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Mission Park
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
40,325		43,286			12,538	12,280	12,024	3	0	3	35	20.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Current Month							Year-to-Date				
				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	8	8	8							100.00%			48	48	100.00
2 Bedrooms	43	43	43							100.00%			258	255	98.84%
3 Bedrooms	33	33	33							100.00%			198	195	98.48%
4 Bedrooms	10	10	10							100.00%			60	60	100.00
5 Bedrooms	6	6	6							100.00%			36	36	100.00
Total	100	100	100							100.00%			600	594	99.00%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Parkview/College Park
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
369,288		20,919			45,772	45,159	45,603	2	2	2	20	5.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	96	96	93	3				91	96.88%			576	552	95.83%
1 Bedroom	116	116	112	4				122	96.55%			696	676	97.13%
2 Bedrooms	18	18	14	4				122	77.78%			108	93	86.11%
3 Bedrooms	1	1	1						100.00%			6	6	100.00%
Total	231	231	220	11				335	95.24%			1,386	1,327	95.74%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Pin Oak I
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
32,514		3,729			13,276	13,128	12,853	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	12	12	12						100.00%			72	72	100.00
1 Bedroom	36	36	36						100.00%			216	208	96.30%
2 Bedrooms	2	2	2						100.00%			12	12	100.00
Total	50	50	50						100.00%			300	292	97.33%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Riverside/Midway/Linda Lou
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
145,312		28,987			16,526	16,053	16,133	2	0	2	25	20.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	30	30	30						100.00%			180	177	98.33%
2 Bedrooms	37	37	36	1				30	97.30%			222	216	97.30%
3 Bedrooms	37	37	37						100.00%			222	212	95.50%
Total	104	104	103	1				30	99.04%			624	605	96.96%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Scattered Sites
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
616,977		26,327			8,164	8,685	7,216	2	1	0	18	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	69	69	57	12				365	82.61%			414	345	83.33%
Total	69	69	57	12				365	82.61%			414	345	83.33%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Springview
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
324,316		30,647			30,312	30,171	30,037	0	0	1	125	20.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	21	21	20	1				30	95.24%			126	115	91.27%
1 Bedroom	42	42	40	2				61	95.24%			252	242	96.03%
2 Bedrooms	86	86	86						100.00%			516	511	99.03%
3 Bedrooms	24	24	23	1				30	95.83%			144	139	96.53%
Total	173	173	169	4				122	97.69%			1,038	1,007	97.01%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sun Park/Frank Hornsby
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(8,796)		19,593			26,799	24,370	25,331	0	2	1	20	25.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Current Month						Year-to-Date				
					Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	119	119	118	1				30	99.16%				714	692	96.92%
2 Bedrooms	5	5	5						100.00%				30	30	100.00
Total	124	124	123	1				30	99.19%				744	722	97.04%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Sutton Homes/Le Chalet
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
25,748		7,209			8,542	8,212	7,870	0	1	0	0	.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Current Month						Year-to-Date			
					Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	23	1				30	95.83%			144	133	92.36%
2 Bedrooms	10	10	10						100.00%			60	58	96.67%
Total	34	34	33	1				30	97.06%			204	191	93.63%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Tarry Towne/Escondida/Wmsburg
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
17,450		6,412			37,219	37,198	37,454	0	1	0	16	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	103	103	101	2				61	98.06%			618	592	95.79%
2 Bedrooms	30	30	29	1				30	96.67%			180	177	98.33%
Total	133	133	130	3				91	97.74%			798	769	96.37%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Victoria Plaza/Schnabel
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
506,660		1,799			13,095	13,366	13,511	4	3	0	391	83.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	16				16					.00				.00
1 Bedroom	218	66	65	1	152			30		98.48%		396	390	98.48%
2 Bedrooms	20	4	4		16					100.00%		24	21	87.50%
3 Bedrooms	1				1					.00				.00
Total	255	70	69	1	185			30		98.57%		420	411	97.86%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Villa Hermosa/M McGuire
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
632,958		17,613			31,160	31,708	31,223	0	2	2	67	5.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	60	60	56	4				122	93.33%			360	339	94.17%
1 Bedroom	58	58	57	1				30	98.28%			348	332	95.40%
2 Bedrooms	11	11	11						100.00%			66	66	100.00%
Total	129	129	124	5				152	96.12%			774	737	95.22%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Villa Tranchese
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
440,932		47,970			52,795	51,939	50,840	5	3	8	130	38.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	41	41	41						100.00%			246	246	100.00
1 Bedroom	139	139	136	3				91	97.84%			834	819	98.20%
2 Bedrooms	21	21	19	2				61	90.48%			126	118	93.65%
Total	201	201	196	5				152	97.51%			1,206	1,183	98.09%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Villa Veramendi
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(2,992)		102,759			18,448	21,457	19,368	2	0	1	125	20.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	12	12	12						100.00%			72	70	97.22%
2 Bedrooms	62	62	61	1				30	98.39%			372	366	98.39%
3 Bedrooms	54	54	54						100.00%			324	321	99.07%
4 Bedrooms	32	32	31	1				30	96.88%			192	189	98.44%
5 Bedrooms	6	6	6						100.00%			36	34	94.44%
Total	166	166	164	2				61	98.80%			996	980	98.39%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
WC White
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
202,819		2,119			14,867	14,671	14,288	3	0	4	67	81.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	69						100.00%			414	402	97.10%
2 Bedrooms	6	6	6						100.00%			36	36	100.00%
Total	75	75	75						100.00%			450	438	97.33%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Westway/H Gonzalez
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
268,013		50,060			30,371	29,391	29,786	4	5	5	35	15.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	69	69	68	1				30	98.55%			414	399	96.38%
2 Bedrooms	46	46	45	1				30	97.83%			276	269	97.46%
3 Bedrooms	62	62	60	2				61	96.77%			372	366	98.39%
4 Bedrooms	26	26	24	2				61	92.31%			156	151	96.79%
Total	203	203	197	6				183	97.04%			1,218	1,185	97.29%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Wheatley/Olive Pk/Village East
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
141,738		3,706			3,727	3,777	3,299	0	0	1	279	15.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	25	25	24	1				30	96.00%			150	147	98.00%
3 Bedrooms	17	17	16	1				30	94.12%			102	98	96.08%
4 Bedrooms	5	5	5						100.00%			30	30	100.00%
5 Bedrooms	3	3	3						100.00%			18	18	100.00%
Total	50	50	48	2				61	96.00%			300	293	97.67%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch I
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,440		(294)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	10							100.00%		60	60	100.00
2 Bedrooms	9	9	9							100.00%		54	54	100.00
3 Bedrooms	6	6	6							100.00%		36	36	100.00
Total	25	25	25							100.00%		150	150	100.00

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch II
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(357)		294						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	6	6	6							100.00%			36	36	100.00
2 Bedrooms	10	10	10							100.00%			60	60	100.00
3 Bedrooms	5	5	5							100.00%			30	30	100.00
Total	21	21	21							100.00%			126	126	100.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
East Meadows
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
14,024								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			18	18	100.00
2 Bedrooms	25	25	24	1				30	96.00%			150	136	90.67%
3 Bedrooms	37	37	37						100.00%			222	215	96.85%
4 Bedrooms	6	6	6						100.00%			36	36	100.00
Total	71	71	70	1				30	98.59%			426	405	95.07%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Gardens at San Juan Square
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
293,621								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			18	18	100.00
2 Bedrooms	33	33	30	3				91	90.91%			198	187	94.44%
3 Bedrooms	24	24	23	1				30	95.83%			144	135	93.75%
4 Bedrooms	3	3	3						100.00%			18	18	100.00
Total	63	63	59	4				122	93.65%			378	358	94.71%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
HemisView Village
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
20,791		(16)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	14	14	14						100.00%			84	84	100.00
2 Bedrooms	26	26	26						100.00%			156	149	95.51%
3 Bedrooms	9	9	9						100.00%			54	54	100.00
Total	49	49	49						100.00%			294	287	97.62%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Midcrown Seniors Pavillion
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary					
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days	
(2,394)								0	0	0	0	.00	

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Current Month							Year-to-Date				
				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	20	20	20							100.00%			120	120	100.00
2 Bedrooms	19	19	19							100.00%			114	114	100.00
Total	39	39	39							100.00%			234	234	100.00

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
The Park at Sutton Oaks
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(2,442)		(232)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	5	5	5						100.00%			30	30	100.00
2 Bedrooms	35	35	35						100.00%			210	199	94.76%
3 Bedrooms	7	7	6	1				30	85.71%			42	37	88.10%
4 Bedrooms	2	2	2						100.00%			12	12	100.00
Total	49	49	48	1				30	97.96%			294	278	94.56%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Refugio
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
9,723								0	0	0	26	15.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Current Month							Year-to-Date				
				Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
1 Bedroom	19	19	19							100.00%			114	108	94.74%
2 Bedrooms	20	20	19	1					30	95.00%			120	113	94.17%
3 Bedrooms	11	11	11							100.00%			66	66	100.00%
Total	50	50	49	1					30	98.00%			300	287	95.67%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
San Juan Square
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(567)		(150)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	13	13	13						100.00%			78	78	100.00
2 Bedrooms	16	16	16						100.00%			96	90	93.75%
3 Bedrooms	17	17	17						100.00%			102	100	98.04%
Total	46	46	46						100.00%			276	268	97.10%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
San Juan Square II
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(401)		52						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month								Year-to-Date				
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	2	2	2						100.00%			12	12	100.00
2 Bedrooms	24	24	24						100.00%			144	142	98.61%
3 Bedrooms	20	20	20						100.00%			120	117	97.50%
4 Bedrooms	2	2	2						100.00%			12	12	100.00
Total	48	48	48						100.00%			288	283	98.26%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sutton Oaks Phase I
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(2,329)		(425)						0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	10	10	10						100.00%			60	60	100.00%
2 Bedrooms	34	34	33	1				30	97.06%			204	184	90.20%
3 Bedrooms	5	5	5						100.00%			30	29	96.67%
Total	49	49	48	1				30	97.96%			294	273	92.86%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
The Alhambra
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(589)								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	9	9	9						100.00%			54	54	100.00
2 Bedrooms	5	5	5						100.00%			30	30	100.00
Total	14	14	14						100.00%			84	84	100.00

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Wheatley Senior Living
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
(1,752)								0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	42	42	40	2			61	95.24%				251	239	95.22%
Total	42	42	40	2			61	95.24%				251	239	95.22%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Beacon
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Rental Income History										
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			Novembe	October	September	December	November	October	September	December	November	October	September
22,176,542	3,678,647	1,738,024	2,074,864	2,163,872	2,193,015	1,707,810	1,779,364	1,690,131	1,706,263	745,745	2,680,615	1,541,576	1,725,443

Occupancy Information

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	114	114	113	1				99.12%	114	109	95.61%	684	658	96.20%
1 Bedroom	2,015	2,015	1,880	135				93.30%	2,015	1,860	92.31%	12,090	11,145	92.18%
2 Bedrooms	1,241	1,241	1,087	154				87.59%	1,241	1,067	85.98%	7,446	6,449	86.61%
3 Bedrooms	274	274	215	59				78.47%	274	211	77.01%	1,644	1,303	79.26%
Total Units	3,644	3,644	3,295	349				90.42%	3,644	3,247	89.11%	21,864	19,555	89.44%

San Antonio Housing Authority
Property Management Monthly Report
Beacon
SAHA Managed Properties
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances

Rental Income History

Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			November	October	September	December	November	October	September	December	November	October	September
13,650,765	2,185,688	1,054,047	1,146,813	1,230,430	1,273,337	1,118,133	1,204,184	1,074,633	1,110,653	165,706	2,126,978	972,946	1,157,492

Occupancy Information

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	113	113	112	1				99.12%	113	108	95.58%	678	654	96.46%
1 Bedroom	982	982	921	61				93.79%	982	904	92.06%	5,892	5,457	92.62%
2 Bedrooms	848	848	743	105				87.62%	848	718	84.67%	5,088	4,373	85.95%
3 Bedrooms	184	184	129	55				70.11%	184	127	69.02%	1,104	792	71.74%
Total Units	2,127	2,127	1,905	222				89.56%	2,127	1,857	87.31%	12,762	11,276	88.36%

San Antonio Housing Authority
Property Management Monthly Report
SAHDC Bella Claire Apts.
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
3,359	7,482	54,346			35,412	37,108	37,393	2	0	1	38	13.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	27						100.00%			162	157	96.91%
2 Bedrooms	40	40	37	3				91	92.50%			240	219	91.25%
Total	67	67	64	3				91	95.52%			402	376	93.53%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Burning Tree
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,150,555	32,770	159,479			77,682	79,505	72,554	0	0	4	0	.00

Occupancy Information

Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Current Month						Year-to-Date			
					Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	84	84	76	8				243	90.48%			504	459	91.07%
2 Bedrooms	24	24	22	2				61	91.67%			144	136	94.44%
Total	108	108	98	10				304	90.74%			648	595	91.82%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHFC Castlepoint
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
13,002	66,461	221,982			127,086	124,510	125,856	8	7	6	210	2.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	24	24	23	1				30	95.83%			144	131	90.97%
1 Bedroom	136	136	134	2				61	98.53%			816	778	95.34%
2 Bedrooms	60	60	58	2				61	96.67%			360	343	95.28%
Total	220	220	215	5				152	97.73%			1,320	1,252	94.85%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC Churchill Estates, LLC
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
	5,208	82,133			26,930	27,370	29,910	0	0	0	56	1.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	40	40	38	2				61	95.00%			240	207	86.25%
Total	40	40	38	2				61	95.00%			240	207	86.25%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Claremont
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
20,543		384			3,355	2,910	2,910	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	4	4	4						100.00%			24	24	100.00
Total	4	4	4						100.00%			24	24	100.00

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch I LLC
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,097,827	401,372	76,842			80,312	81,222	79,318	0	0	3	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	60	60	56	4				122	93.33%			360	327	90.83%
2 Bedrooms	48	48	45	3				91	93.75%			288	272	94.44%
3 Bedrooms	16	16	15	1				30	93.75%			96	89	92.71%
Total	124	124	116	8				243	93.55%			744	688	92.47%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Converse Ranch II, LLC
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
37,665		60,181			70,430	70,571	68,719	0	0	4	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	48	48	43	5				152	89.58%			288	266	92.36%
2 Bedrooms	40	40	38	2				61	95.00%			240	222	92.50%
3 Bedrooms	16	16	15	1				30	93.75%			96	93	96.88%
Total	104	104	96	8				243	92.31%			624	581	93.11%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
SAHDC Dietrich Road
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
16,402		90,508			16,033	16,082	14,886	0	1	2	15	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	18	18	13	5				152	72.22%			108	75	69.44%
3 Bedrooms	12	12	11	1				30	91.67%			72	64	88.89%
Total	30	30	24	6				183	80.00%			180	139	77.22%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC Encanta Villas
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
193,933	16,990	100,192			33,851	38,400	40,301	2	0	1	26	185.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
2 Bedrooms	56	56	45	11				335	80.36%			336	288	85.71%
Total	56	56	45	11				335	80.36%			336	288	85.71%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Homestead
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
520,267		96,480			85,505	82,491	85,966	5	17	6	88	3.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	17	17	17						100.00%			102	99	97.06%
1 Bedroom	70	70	65	5				152	92.86%			420	385	91.67%
2 Bedrooms	46	46	44	2				61	95.65%			276	256	92.75%
3 Bedrooms	24	24	23	1				30	95.83%			144	138	95.83%
Total	157	157	149	8				243	94.90%			942	878	93.21%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC La Providencia
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,654,500	27,901	77,418			47,198	45,411	46,326	5	11	3	90	14.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	34	34	34						100.00%			204	200	98.04%
1 Bedroom	32	32	29	3				91	90.63%			192	173	90.10%
2 Bedrooms	24	24	22	2				61	91.67%			144	127	88.19%
Total	90	90	85	5				152	94.44%			540	500	92.59%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC Monterrey Park
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,609,942	62,006	179,560			131,123	130,662	130,324	0	5	7	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	112	112	107	5				152	95.54%			672	638	94.94%
2 Bedrooms	88	88	83	5				152	94.32%			528	484	91.67%
Total	200	200	190	10				304	95.00%			1,200	1,122	93.50%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Pecan Hill
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
999,333		19,353			26,816	28,600	34,984	1	0	0	23	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	18						100.00%			108	108	100.00
1 Bedroom	78	78	72	6				183	92.31%			468	415	88.68%
2 Bedrooms	4	4	3	1				30	75.00%			24	21	87.50%
Total	100	100	93	7				213	93.00%			600	544	90.67%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Reagan West Apts.
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
17,631	67,714	8,333			3,294	1,331	11,177	0	0	0	2	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	3	3	3						100.00%			18	17	94.44%
2 Bedrooms	8	8	8						100.00%			48	48	100.00
3 Bedrooms	4	4	4						100.00%			24	24	100.00
Total	15	15	15						100.00%			90	89	98.89%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHDC Rosemont @ Highland Park
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
6,241	146,635	72,492			118,672	114,656	122,013	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	60	60	51	9			274	85.00%				360	304	84.44%
2 Bedrooms	108	108	56	52			1,582	51.85%				648	324	50.00%
3 Bedrooms	84	84	33	51			1,551	39.29%				504	221	43.85%
Total	252	252	140	112			3,407	55.56%				1,512	849	56.15%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Sendero I PFC (Crown Meadows)
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
2,240,524	6,335	315,822			132,928	169,966	174,382	8	0	11	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	70	70	63	7				213	90.00%			420	372	88.57%
2 Bedrooms	98	98	96	2				61	97.96%			588	553	94.05%
3 Bedrooms	24	24	24						100.00%			144	139	96.53%
Total	192	192	183	9				274	95.31%			1,152	1,064	92.36%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Sunshine Plaza
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
1,441,862		11,466			23,112	29,001	27,835	1	0	1	3	124.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	20	20	20						100.00%			120	116	96.67%
1 Bedroom	80	80	79	1				30	98.75%			480	474	98.75%
Total	100	100	99	1				30	99.00%			600	590	98.33%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC Towering Oaks, LLC
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
956,548	252,241	77,129			103,971	102,076	102,509	0	5	8	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	64	64	64						100.00%			384	377	98.18%
2 Bedrooms	64	64	60	4				122	93.75%			384	356	92.71%
Total	128	128	124	4				122	96.88%			768	733	95.44%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC Vera Cruz
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
164,129		2,321			14,055	14,055	15,016	0	1	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	27	25	2				61	92.59%			162	155	95.68%
2 Bedrooms	2	2	1	1				30	50.00%			12	6	50.00%
Total	29	29	26	3				91	89.66%			174	161	92.53%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Villa De Valencia
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
506,501	134,109	74,286			(13,605)	31,225	47,681	0	15	1	31	69.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	21	3				91	87.50%			144	121	84.03%
2 Bedrooms	80	80	74	6				183	92.50%			480	436	90.83%
Total	104	104	95	9				274	91.35%			624	557	89.26%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
Warren House
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
		5,392			2,655	3,278	3,278	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	7	7	6	1			30	85.71%				42	39	92.86%
Total	7	7	6	1			30	85.71%				42	39	92.86%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Beacon
Third Party Managed Properties
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances

Rental Income History

Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago				
			November	October	September	December	November	October	September	December	November	October	September
8,525,777	1,468,958	683,977	928,051	933,443	919,678	589,677	575,180	615,498	595,610	580,039	553,638	568,629	567,951

Occupancy Information

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
Efficiencies	1	1	1					100.00%	1	1	100.00%	6	4	66.67%
1 Bedroom	1,033	1,033	959	74				92.84%	1,033	956	92.55%	6,198	5,688	91.77%
2 Bedrooms	393	393	344	49				87.53%	393	349	88.80%	2,358	2,076	88.04%
3 Bedrooms	90	90	86	4				95.56%	90	84	93.33%	540	511	94.63%
Total Units	1,517	1,517	1,390	127				91.63%	1,517	1,390	91.63%	9,102	8,279	90.96%

**San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Cottage Creek I
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
138,283	180,935				85,599	97,822	94,472	0	1	13	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	188	188	174	14				426	92.55%			1,128	1,014	89.89%
2 Bedrooms	64	64	49	15				456	76.56%			384	315	82.03%
3 Bedrooms	1	1	1						100.00%			6	6	100.00%
Total	253	253	224	29				882	88.54%			1,518	1,335	87.94%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Cottage Creek II
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
319,508	146,300				62,270	63,070	63,499	0	4	5	0	.00

Occupancy Information

Account Description	Total Units	Current Month									Year-to-Date			
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	1	1	1						100.00%			6	4	66.67%
1 Bedroom	194	194	170	24				730	87.63%			1,164	990	85.05%
2 Bedrooms	1	1		1				30	.00			6	2	33.33%
Total	196	196	171	25				760	87.24%			1,176	996	84.69%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SH/CH PFC Courtland Heights
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
	16,800				43,999	42,637	45,298	0	1	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	23	1			30	95.83%				144	133	92.36%
2 Bedrooms	24	24	22	2			61	91.67%				144	130	90.28%
3 Bedrooms	8	8	7	1			30	87.50%				48	43	89.58%
Total	56	56	52	4			122	92.86%				336	306	91.07%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
 SAHFC O'Connor Rd, LP
 For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
128,961	229,382				104,049	102,741	102,923	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	140	140	133	7			213	95.00%			840	825	98.21%	
2 Bedrooms	10	10	10					100.00%			60	60	100.00	
Total	150	150	143	7			213	95.33%			900	885	98.33%	

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
 SAHFC Refugio Street, LP
 For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
995,588	562,581				138,150	135,120	134,277	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	93	93	78	15				456	83.87%			558	476	85.30%
2 Bedrooms	86	86	83	3				91	96.51%			516	480	93.02%
3 Bedrooms	31	31	31						100.00%			186	181	97.31%
Total	210	210	192	18				548	91.43%			1,260	1,137	90.24%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
SAHFC Science Park II, LP
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
17,840	332,961				81,607	82,274	77,427	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	110	110	110						100.00%			660	645	97.73%
2 Bedrooms	10	10	9	1				30	90.00%			60	53	88.33%
Total	120	120	119	1				30	99.17%			720	698	96.94%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Woodhill Apts. PFC
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
3,171,323	137,536				412,378	409,781	401,783	6	20	9	33	14.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	284	284	271	13				395	95.42%			1,704	1,605	94.19%
2 Bedrooms	198	198	171	27				821	86.36%			1,188	1,036	87.21%
3 Bedrooms	50	50	47	3				91	94.00%			300	281	93.67%
Total	532	532	489	43				1,308	91.92%			3,192	2,922	91.54%

Maintenance Summary

Period Ending December 31, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	8,478,347	=	1.77	
	Curr Liab Exc Curr Prtn LTD	(4,792,892)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	3,685,455	=	1.08	
	Average Monthly Operating and Other Expenses	3,415,293			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
0.38					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	1,338,039	=	0.26	
	Total Tenant Revenue	5,113,177			IR < 1.50
Days Receivable Outstanding: 49.32					
Accounts Payable (AP)					
Accounts Payable	(3,071,764)	=	0.90		
Total Operating Expenses	3,415,293			IR < 0.75	
Occupancy					
	<u>Loss</u>	<u>Occ %</u>			
Current Month	6.75%	96.50%			
Year-to-Date	7.57%	95.76%	IR >= 0.98		
FASS KFI MP MASS KFI MP					
QR	10.89	12	Accts Recvble	0.00	5
MENAR	6.12	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	17.01	25	Total Points	10.00	25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	7,824,543	=	2.21	
	Curr Liab Exc Curr Prtn LTD	(3,545,539)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	3,885,886	=	1.21	
	Average Monthly Operating and Other Expenses	3,216,091			IR >= 4.0
Debt Service Coverage Ratio (DSCR)					
3.54					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	443,638	=	0.08	
	Total Tenant Revenue	5,874,264			IR < 1.50
Days Receivable Outstanding: 14.14					
Accounts Payable (AP)					
Accounts Payable	(1,828,798)	=	0.57		
Total Operating Expenses	3,216,091			IR < 0.75	
Occupancy					
	<u>Loss</u>	<u>Occ %</u>			
Current Month	7.21 %	96.04%			
Year-to-Date	7.92 %	95.92%	IR >= 0.98		
FASS KFI MP MASS KFI MP					
QR	12.00	12	Accts Recvble	0.00	5
MENAR	6.31	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	8.00	16
Total Points	20.31	25	Total Points	12.00	25
Capital Fund Occupancy					
5.00					

Excess Cash				
219,452				
Average Dwelling Rent				
Actual/UML	5,283,110	33,348	158.42	
Budget/UMA	4,414,437	34,826	126.76	
Increase (Decrease)	868,674	(1,478)	31.67	

Excess Cash				
641,825				
Average Dwelling Rent				
Actual/UML	5,532,495	33,459	165.35	
Budget/UMA	5,346,152	34,884	153.26	
Increase (Decrease)	186,343	(1,425)	12.10	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 166.47	28.90 %
Supplies and Materials	28.94	5.02
Fleet Costs	3.36	0.58
Outside Services	97.33	16.90
Utilities	80.73	14.01
Protective Services	37.01	6.42
Insurance	17.96	14.11
Other Expenses	18.82	3.27
Total Average Expense	\$ 450.62	89.22 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 152.68	27.53 %
Supplies and Materials	36.17	6.52
Fleet Costs	2.15	0.39
Outside Services	126.01	22.72
Utilities	70.81	12.86
Protective Services	4.72	0.85
Insurance	27.90	12.86
Other Expenses	22.95	4.14
Total Average Expense	\$ 443.39	87.87 %

Notes:

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

KFI - FY Comparison for Alazan/Guadalupe - 741 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,335,553	=	2.93																															
	Curr Liab Exc Curr Prtn LTD	(456,540)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	879,012	=	2.26																															
	Average Monthly Operating and Other Expenses	388,846			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		7.56			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	252,676	=	0.47																															
	Total Tenant Revenue	532,326			IR < 1.50																														
Days Receivable Outstanding: 91.05																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(211,045)	=	0.54																															
	Total Operating Expenses	388,846			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	5.40%	94.73%																																
Year-to-Date	5.31%	94.82%		IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>0.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>7.85</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>8.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>21.85</td> <td>25</td> <td>Total Points</td> <td>12.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	0.00	5	MENAR	7.85	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	8.00	16	Total Points	21.85	25	Total Points	12.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	7.85	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	21.85	25	Total Points	12.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,272,625	=	2.69																															
	Curr Liab Exc Curr Prtn LTD	(473,305)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	691,700	=	1.65																															
	Average Monthly Operating and Other Expenses	419,024			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.08			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	89,365	=	0.13																															
	Total Tenant Revenue	678,199			IR < 1.50																														
Days Receivable Outstanding: 24.54																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(226,358)	=	0.54																															
	Total Operating Expenses	419,024			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	6.88 %	93.24%																																
Year-to-Date	7.00 %	93.13%		IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	6.95	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	20.95	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
483,539	

Excess Cash	
268,557	

Average Dwelling Rent			
Actual/UML	542,699	4,210	128.91
Budget/UMA	407,924	4,440	91.87
Increase (Decrease)	134,775	(230)	37.03

Average Dwelling Rent			
Actual/UML	654,729	4,135	158.34
Budget/UMA	601,958	4,440	135.58
Increase (Decrease)	52,771	(305)	22.76

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 165.44	16.63 %
Supplies and Materials	37.00	3.72
Fleet Costs	2.34	0.23
Outside Services	103.37	10.39
Utilities	70.33	7.07
Protective Services	12.29	1.24
Insurance	24.56	7.07
Other Expenses	15.21	1.53
Total Average Expense	\$ 430.55	47.88 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 162.41	26.40%
Supplies and Materials	44.65	7.26
Fleet Costs	3.11	0.51
Outside Services	156.46	25.43
Utilities	65.60	10.66
Protective Services	6.96	1.13
Insurance	26.86	10.66
Other Expenses	22.16	3.60
Total Average Expense	\$ 488.22	85.66%

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	143,978	=	1.77																															
	Curr Liab Exc Curr Prtn LTD	(81,445)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	62,533	=	0.64																															
	Average Monthly Operating and Other Expenses	97,896			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-4.06																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	9,537	=	0.06																															
	Total Tenant Revenue	169,680			IR < 1.50																														
MASS	Days Receivable Outstanding: 11.11																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(43,499)	=	0.44																															
	Total Operating Expenses	97,896			IR < 0.75																														
MASS	Occupancy Loss Occ %																																		
	Current Month	1.72%		98.28%																															
	Year-to-Date	2.59%		97.41%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	10.89	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	10.89	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	169,470	=	3.08																															
	Curr Liab Exc Curr Prtn LTD	(55,077)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	114,392	=	1.95																															
	Average Monthly Operating and Other Expenses	58,594			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,173	=	0.01																															
	Total Tenant Revenue	179,618			IR < 1.50																														
MASS	Days Receivable Outstanding: 1.28																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(21,175)	=	0.36																															
	Total Operating Expenses	58,594			IR < 0.75																														
MASS	Occupancy Loss Occ %																																		
	Current Month	4.31 %		95.69%																															
	Year-to-Date	3.16 %		96.84%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.40	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.40	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(36,036)				
Average Dwelling Rent				
Actual/UML	171,138	678	252.42	
Budget/UMA	161,364	696	231.84	
Increase (Decrease)	9,774	(18)	20.57	

Excess Cash				
55,581				
Average Dwelling Rent				
Actual/UML	164,907	674	244.67	
Budget/UMA	171,567	696	246.50	
Increase (Decrease)	(6,660)	(22)	(1.84)	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 182.55	26.52 %
Supplies and Materials	17.26	2.51
Fleet Costs	0.00	0.00
Outside Services	148.73	21.61
Utilities	150.68	21.89
Protective Services	150.52	21.87
Insurance	14.59	21.89
Other Expenses	26.17	3.80
Total Average Expense	\$ 690.51	120.08 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 92.89	18.14 %
Supplies and Materials	22.60	4.41
Fleet Costs	0.00	0.00
Outside Services	157.47	30.75
Utilities	133.40	26.05
Protective Services	0.00	0.00
Insurance	14.71	26.05
Other Expenses	18.35	3.58
Total Average Expense	\$ 439.41	108.97 %

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 11 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	168,612	=	127.86																															
	Curr Liab Exc Curr Prtn LTD	(1,319)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	167,293	=	62.05																															
	Average Monthly Operating and Other Expenses	2,696			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(591)	=	0.00																															
	Total Tenant Revenue	0			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(82)	=	0.03																															
	Total Operating Expenses	2,696			IR < 0.75																														
MASS	Occupancy		Loss	Occ %																															
	Current Month	0.00%	0.00%	0.00%																															
	Year-to-Date	0.00%	0.00%	0.00%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	93,811	=	28.62																															
	Curr Liab Exc Curr Prtn LTD	(3,277)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	90,534	=	11.90																															
	Average Monthly Operating and Other Expenses	7,607			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(591)	=	-0.06																															
	Total Tenant Revenue	9,240			IR < 1.50																														
Days Receivable Outstanding: -453.10																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(364)	=	0.05																															
	Total Operating Expenses	7,607			IR < 0.75																														
MASS	Occupancy		Loss	Occ %																															
	Current Month	0.00 %	0.00 %	0.00%																															
	Year-to-Date	0.00 %	0.00 %	0.00%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
164,561			

Excess Cash			
82,922			

Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	111	0.00
Increase (Decrease)	0	(111)	0.00

Average Dwelling Rent			
Actual/UML	0	0	0.00
Budget/UMA	0	120	0.00
Increase (Decrease)	0	(120)	0.00

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	5.74 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	0.00	-0.45
Utilities	0.00	0.00
Protective Services	0.00	0.00
Insurance	0.00	0.00
Other Expenses	0.00	1.15
Total Average Expense	\$ 0.00	6.43 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 0.00	1.94 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	0.00	34.96
Utilities	0.00	0.36
Protective Services	0.00	0.00
Insurance	0.00	0.36
Other Expenses	0.00	0.89
Total Average Expense	\$ 0.00	38.50 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	533,813	=	1.56																															
	Curr Liab Exc Curr Prtn LTD	(341,441)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	192,372	=	0.55																															
	Average Monthly Operating and Other Expenses	346,880			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-3.77																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	154,372	=	0.50																															
	Total Tenant Revenue	311,500			IR < 1.50																														
MASS	Days Receivable Outstanding: 91.35																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(135,087)	=	0.39																															
MASS	Occupancy																																		
	Current Month	7.21%	93.72%																																
	Year-to-Date	9.12%	91.80%		IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>9.90</td> <td>12</td> <td>Accts Recvble</td> <td>0.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>1.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>9.90</td> <td>25</td> <td>Total Points</td> <td>5.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	9.90	12	Accts Recvble	0.00	5	MENAR	0.00	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	1.00	16	Total Points	9.90	25	Total Points	5.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	9.90	12	Accts Recvble	0.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	1.00	16																														
Total Points	9.90	25	Total Points	5.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	750,094	=	2.41																															
	Curr Liab Exc Curr Prtn LTD	(311,335)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	384,173	=	1.12																															
	Average Monthly Operating and Other Expenses	342,919			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-8.63																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	28,626	=	0.11																															
	Total Tenant Revenue	259,147			IR < 1.50																														
MASS	Days Receivable Outstanding: 20.62																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(122,042)	=	0.36																															
MASS	Occupancy																																		
	Current Month	4.61 %	96.36%																																
	Year-to-Date	5.44 %	95.51 %		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	6.18	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	8.00	16																														
Total Points	18.18	25	Total Points	12.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
	(159,378)

Excess Cash	
	38,008

Average Dwelling Rent				
Actual/UML	340,747	2,721	125.23	
Budget/UMA	176,324	2,964	59.49	
Increase (Decrease)	164,423	(243)	65.74	

Average Dwelling Rent				
Actual/UML	255,328	2,831	90.19	
Budget/UMA	283,525	2,964	95.66	
Increase (Decrease)	(28,197)	(133)	(5.47)	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 196.34	35.10 %
Supplies and Materials	60.03	10.73
Fleet Costs	3.08	0.55
Outside Services	182.21	32.57
Utilities	115.40	20.63
Protective Services	20.83	3.72
Insurance	16.82	20.63
Other Expenses	18.82	3.36
Total Average Expense	\$ 613.54	127.30 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 161.68	26.70%
Supplies and Materials	62.10	10.26
Fleet Costs	3.55	0.59
Outside Services	198.74	32.82
Utilities	90.54	14.95
Protective Services	10.02	1.65
Insurance	42.70	14.95
Other Expenses	20.99	3.47
Total Average Expense	\$ 590.32	105.39%

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

Period Ending December 31, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	175,574	=	1.90	
	Curr Liab Exc Curr Prtn LTD	(92,278)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	83,296	=	0.97	
	Average Monthly Operating and Other Expenses	85,757			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-226.78			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	56,896	=	0.52	
	Total Tenant Revenue	108,687			IR < 1.50
MASS	Days Receivable Outstanding: 97.54				
MASS	Accounts Payable (AP)				
	Accounts Payable	(38,431)	=	0.45	
	Total Operating Expenses	85,757			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	4.05%		96.60%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.93%		97.73%	IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	11.53 12	Accts Recvble	0.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	0.00 2	Occupancy	12.00 16	
	Total Points	11.53 25	Total Points	16.00 25	
MASS	Capital Fund Occupancy				
	5.00				

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	65,132	=	0.76	
	Curr Liab Exc Curr Prtn LTD	(86,032)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(20,900)	=	-0.22	
	Average Monthly Operating and Other Expenses	95,966			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	24,214	=	0.16	
	Total Tenant Revenue	147,358			IR < 1.50
MASS	Days Receivable Outstanding: 31.40				
MASS	Accounts Payable (AP)				
	Accounts Payable	(31,802)	=	0.33	
	Total Operating Expenses	95,966			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	5.41 %		96.55%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	6.08 %		95.86%	IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	2.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	8.00 16	
	Total Points	2.00 25	Total Points	14.00 25	
MASS	Capital Fund Occupancy				
	5.00				

Excess Cash				
(3,582)				
Average Dwelling Rent				
Actual/UML	111,093	862	128.88	
Budget/UMA	94,868	882	107.56	
Increase (Decrease)	16,225	(20)	21.32	

Excess Cash				
(117,442)				
Average Dwelling Rent				
Actual/UML	131,963	834	158.23	
Budget/UMA	140,064	870	160.99	
Increase (Decrease)	(8,101)	(36)	(2.76)	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 218.08	91.39 %
Supplies and Materials	37.71	15.80
Fleet Costs	3.02	1.27
Outside Services	88.37	37.03
Utilities	60.54	25.37
Protective Services	4.18	1.75
Insurance	19.47	25.37
Other Expenses	23.00	9.64
Total Average Expense	\$ 454.37	207.62 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 202.47	35.54 %
Supplies and Materials	67.70	11.88
Fleet Costs	0.72	0.13
Outside Services	200.81	35.25
Utilities	55.82	9.85
Protective Services	5.47	0.96
Insurance	43.54	9.85
Other Expenses	24.33	4.27
Total Average Expense	\$ 600.86	107.73 %

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

Period Ending December 31, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	218,258	=	0.48																										
	Curr Liab Exc Curr Prtn LTD	(455,734)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(237,476)	=	-2.67																										
	Average Monthly Operating and Other Expenses	88,785			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.94			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	60,343	=	0.44																										
	Total Tenant Revenue	135,872			IR < 1.50																									
Days Receivable Outstanding: 87.90																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(400,369)	=	4.51																										
	Total Operating Expenses	88,785			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.20%		98.80%																										
Year-to-Date	2.59%		97.41%	IR >= 0.98																										
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MENAR	0.00	11	Accts Payable	0.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	2.00	25	Total Points	12.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	193,130	=	2.08																										
	Curr Liab Exc Curr Prtn LTD	(92,820)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	100,310	=	1.03																										
	Average Monthly Operating and Other Expenses	97,375			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	26,704	=	0.16																										
	Total Tenant Revenue	168,202			IR < 1.50																									
Days Receivable Outstanding: 29.41																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(30,245)	=	0.31																										
	Total Operating Expenses	97,375			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.80 %		98.20%																										
Year-to-Date	2.69 %		97.31 %	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	2.00 5																										
MENAR	6.04	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	20.04	25	Total Points	18.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
(329,130)	

Excess Cash	
1,929	

Average Dwelling Rent			
Actual/UML	139,670	976	143.10
Budget/UMA	90,710	1,002	90.53
Increase (Decrease)	48,960	(26)	52.58

Average Dwelling Rent			
Actual/UML	158,006	975	162.06
Budget/UMA	145,996	1,002	145.70
Increase (Decrease)	12,011	(27)	16.35

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 155.07	30.10 %
Supplies and Materials	45.70	8.87
Fleet Costs	3.86	0.75
Outside Services	99.95	19.40
Utilities	65.49	12.71
Protective Services	8.56	1.66
Insurance	18.55	12.71
Other Expenses	24.59	4.77
Total Average Expense	\$ 421.77	90.96 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 235.73	42.38 %
Supplies and Materials	39.46	7.10
Fleet Costs	2.47	0.44
Outside Services	107.50	19.33
Utilities	69.09	12.42
Protective Services	1.40	0.25
Insurance	34.70	12.42
Other Expenses	21.73	3.91
Total Average Expense	\$ 512.09	98.25 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	284,936	=	1.19																															
	Curr Liab Exc Curr Prtn LTD	(240,372)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	44,564	=	0.23																															
	Average Monthly Operating and Other Expenses	197,603			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.96																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	29,015	=	0.08																															
	Total Tenant Revenue	366,115			IR < 1.50																														
MASS	Days Receivable Outstanding: 14.92																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(160,910)	=	0.81																															
	Total Operating Expenses	197,603			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	1.11%		98.89%																															
	Year-to-Date	4.92%		95.08%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	8.09	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	2.00	4																														
DSCR	0.00	2	Occupancy	8.00	16																														
Total Points	8.09	25	Total Points	15.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	486,089	=	3.14																															
	Curr Liab Exc Curr Prtn LTD	(154,677)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	206,301	=	1.73																															
	Average Monthly Operating and Other Expenses	119,436			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.25																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	3,070	=	0.01																															
	Total Tenant Revenue	412,509			IR < 1.50																														
MASS	Days Receivable Outstanding: 1.41																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(74,990)	=	0.63																															
	Total Operating Expenses	119,436			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	2.58 %		97.42%																															
	Year-to-Date	1.66 %		98.34%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.07	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	21.07	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(155,067)				
Average Dwelling Rent				
Actual/UML	383,916	1,546	248.33	
Budget/UMA	385,700	1,626	237.21	
Increase (Decrease)	(1,784)	(80)	11.12	

Excess Cash				
85,440				
Average Dwelling Rent				
Actual/UML	397,543	1,599	248.62	
Budget/UMA	387,000	1,626	238.01	
Increase (Decrease)	10,543	(27)	10.61	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 194.27	35.08 %
Supplies and Materials	27.79	5.02
Fleet Costs	0.76	0.14
Outside Services	164.92	29.78
Utilities	78.85	14.24
Protective Services	134.76	24.33
Insurance	16.52	14.24
Other Expenses	19.68	3.55
Total Average Expense	\$ 637.56	126.38 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 157.85	32.64 %
Supplies and Materials	20.55	4.25
Fleet Costs	4.43	0.92
Outside Services	56.61	11.70
Utilities	78.23	16.17
Protective Services	3.00	0.62
Insurance	16.33	16.17
Other Expenses	23.74	4.91
Total Average Expense	\$ 360.74	87.39 %

Period Ending December 31, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	116,405	=	1.27																										
	Curr Liab Exc Curr Prtn LTD	(91,773)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	24,631	=	0.39																										
	Average Monthly Operating and Other Expenses	63,114			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		215.30			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	48,391	=	0.48																										
	Total Tenant Revenue	99,887			IR < 1.50																									
Days Receivable Outstanding: 90.50																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(54,344)	=	0.86																										
	Total Operating Expenses	63,114			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.43%		98.57%																										
Year-to-Date	2.14%		97.86%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	8.49	12	Accts Recvble	0.00 5																										
MENAR	0.00	11	Accts Payable	2.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	10.49	25	Total Points	14.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	184,002	=	2.20																										
	Curr Liab Exc Curr Prtn LTD	(83,668)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	100,335	=	1.16																										
	Average Monthly Operating and Other Expenses	86,380			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	36,762	=	0.23																										
	Total Tenant Revenue	160,291			IR < 1.50																									
Days Receivable Outstanding: 44.35																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(43,532)	=	0.50																										
	Total Operating Expenses	86,380			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.43 %		98.57%																										
Year-to-Date	3.21 %		96.79%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>2.00 5</td> </tr> <tr> <td>MENAR</td> <td>6.24</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>12.00 16</td> </tr> <tr> <td>Total Points</td> <td>20.24</td> <td>25</td> <td>Total Points</td> <td>18.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	2.00 5	MENAR	6.24	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	12.00 16	Total Points	20.24	25	Total Points	18.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	2.00 5																										
MENAR	6.24	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	20.24	25	Total Points	18.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
	(39,664)

Excess Cash	
	13,429

Average Dwelling Rent			
Actual/UML	101,420	822	123.38
Budget/UMA	64,850	840	77.20
Increase (Decrease)	36,570	(18)	46.18

Average Dwelling Rent			
Actual/UML	136,497	813	167.89
Budget/UMA	110,250	840	131.25
Increase (Decrease)	26,247	(27)	36.64

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 112.66	20.87 %
Supplies and Materials	20.35	3.77
Fleet Costs	0.79	0.15
Outside Services	73.21	13.56
Utilities	106.35	19.70
Protective Services	0.00	0.00
Insurance	16.81	19.70
Other Expenses	17.70	3.28
Total Average Expense	\$ 347.87	81.02 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 176.92	29.12 %
Supplies and Materials	25.67	4.22
Fleet Costs	0.33	0.05
Outside Services	185.15	30.48
Utilities	99.10	16.31
Protective Services	3.76	0.62
Insurance	37.89	16.31
Other Expenses	21.91	3.61
Total Average Expense	\$ 550.73	100.72 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	153,678	=	2.29																															
	Curr Liab Exc Curr Prtn LTD	(67,163)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	86,515	=	1.25																															
	Average Monthly Operating and Other Expenses	69,198			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-15.42																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	56,009	=	0.41																															
	Total Tenant Revenue	137,758			IR < 1.50																														
MASS	Days Receivable Outstanding: 74.81																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(38,045)	=	0.55																															
	Total Operating Expenses	69,198			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	9.32%		90.68%																															
	Year-to-Date	6.21%		93.79%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>0.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>6.37</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>4.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>18.37</td> <td>25</td> <td>Total Points</td> <td>8.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	0.00	5	MENAR	6.37	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	4.00	16	Total Points	18.37	25	Total Points	8.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	6.37	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	18.37	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	152,758	=	1.41																															
	Curr Liab Exc Curr Prtn LTD	(108,156)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	44,602	=	0.57																															
	Average Monthly Operating and Other Expenses	78,025			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	12,397	=	0.09																															
	Total Tenant Revenue	139,522			IR < 1.50																														
MASS	Days Receivable Outstanding: 16.49																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(76,696)	=	0.98																															
	Total Operating Expenses	78,025			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	5.08 %		94.92%																															
	Year-to-Date	4.38 %		95.62%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	9.18	12	Accts Recvble	0.00	5																														
MENAR	0.00	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	11.18	25	Total Points	10.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
16,368				
Average Dwelling Rent				
Actual/UML	141,424	664	212.99	
Budget/UMA	115,416	708	163.02	
Increase (Decrease)	26,008	(44)	49.97	

Excess Cash				
(34,058)				
Average Dwelling Rent				
Actual/UML	132,242	677	195.33	
Budget/UMA	153,000	708	216.10	
Increase (Decrease)	(20,758)	(31)	(20.77)	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.37	26.18 %
Supplies and Materials	49.90	8.69
Fleet Costs	2.34	0.41
Outside Services	117.77	20.50
Utilities	113.74	19.80
Protective Services	5.83	1.01
Insurance	17.34	21.45
Other Expenses	15.52	2.70
Total Average Expense	\$ 472.80	100.74 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 137.95	23.96 %
Supplies and Materials	44.03	7.65
Fleet Costs	4.61	0.80
Outside Services	226.14	39.28
Utilities	106.21	20.10
Protective Services	4.75	0.83
Insurance	35.48	20.10
Other Expenses	22.37	3.89
Total Average Expense	\$ 581.53	116.60 %

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	247,025	=	3.81																										
	Curr Liab Exc Curr Prtn LTD	(64,828)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	182,197	=	2.87																										
	Average Monthly Operating and Other Expenses	63,392			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		2.31			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	5,438	=	0.03																										
	Total Tenant Revenue	161,338			IR < 1.50																									
Days Receivable Outstanding: 6.20																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(27,691)	=	0.44																										
	Total Operating Expenses	63,392			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.77%		99.23%																										
Year-to-Date	0.64%		99.36%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>8.75</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>22.75</td> <td>25</td> <td>Total Points</td> <td>25.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	5.00 5	MENAR	8.75	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	16.00 16	Total Points	22.75	25	Total Points	25.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	8.75	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	22.75	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	188,915	=	2.73																										
	Curr Liab Exc Curr Prtn LTD	(69,080)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	119,834	=	2.19																										
	Average Monthly Operating and Other Expenses	54,837			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	451	=	0.00																										
	Total Tenant Revenue	165,564			IR < 1.50																									
Days Receivable Outstanding: 0.50																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(30,793)	=	0.56																										
	Total Operating Expenses	54,837			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.54 %		98.46%																										
Year-to-Date	0.90 %		99.10%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>7.74</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>21.74</td> <td>25</td> <td>Total Points</td> <td>25.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	5.00 5	MENAR	7.74	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	16.00 16	Total Points	21.74	25	Total Points	25.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	7.74	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	21.74	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
117,502	

Excess Cash	
64,027	

Average Dwelling Rent			
Actual/UML	175,608	775	226.59
Budget/UMA	158,228	780	202.86
Increase (Decrease)	17,380	(5)	23.73

Average Dwelling Rent			
Actual/UML	164,951	773	213.39
Budget/UMA	159,929	780	205.04
Increase (Decrease)	5,022	(7)	8.35

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 189.85	39.84 %
Supplies and Materials	9.40	1.97
Fleet Costs	1.19	0.25
Outside Services	62.27	13.07
Utilities	81.21	17.04
Protective Services	0.00	0.00
Insurance	14.40	17.04
Other Expenses	19.13	4.01
Total Average Expense	\$ 377.44	93.23 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 185.17	41.13 %
Supplies and Materials	2.40	0.53
Fleet Costs	2.39	0.53
Outside Services	55.84	12.40
Utilities	64.59	14.35
Protective Services	0.00	0.00
Insurance	27.62	14.35
Other Expenses	18.90	4.20
Total Average Expense	\$ 356.91	87.50 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	224,376	=	2.45																															
	Curr Liab Exc Curr Prtn LTD	(91,716)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	132,660	=	1.70																															
	Average Monthly Operating and Other Expenses	78,148			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	54,484	=	0.36																															
	Total Tenant Revenue	149,422			IR < 1.50																														
Days Receivable Outstanding: 67.09																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(54,006)	=	0.69																															
	Total Operating Expenses	78,148			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>3.51%</td> <td>96.49%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.07%</td> <td>96.93%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	3.51%	96.49%				Year-to-Date	3.07%	96.93%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	3.51%	96.49%																																	
Year-to-Date	3.07%	96.93%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	7.02	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.02	25	Total Points	16.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	184,544	=	2.98																															
	Curr Liab Exc Curr Prtn LTD	(61,915)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	122,629	=	2.19																															
	Average Monthly Operating and Other Expenses	55,940			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	16,062	=	0.09																															
	Total Tenant Revenue	186,340			IR < 1.50																														
Days Receivable Outstanding: 16.02																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(22,342)	=	0.40																															
	Total Operating Expenses	55,940			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>7.02 %</td> <td>92.98%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>6.73 %</td> <td>93.27%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	7.02 %	92.98%				Year-to-Date	6.73 %	93.27%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	7.02 %	92.98%																																	
Year-to-Date	6.73 %	93.27%	IR >= 0.98																																
<table border="1"> <thead> <tr> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>0.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>7.75</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>4.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>21.75</td> <td>25</td> <td>Total Points</td> <td>8.00</td> <td>25</td> </tr> </tbody> </table>						FASS KFI	MP	MASS KFI	MP			QR	12.00	12	Accts Recvble	0.00	5	MENAR	7.75	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	4.00	16	Total Points	21.75	25	Total Points	8.00	25
FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	7.75	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	21.75	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
53,336				
Average Dwelling Rent				
Actual/UML	162,000	663	244.34	
Budget/UMA	119,500	684	174.71	
Increase (Decrease)	42,500	(21)	69.64	

Excess Cash				
66,207				
Average Dwelling Rent				
Actual/UML	171,941	638	269.50	
Budget/UMA	151,908	684	222.09	
Increase (Decrease)	20,033	(46)	47.41	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 177.64	25.27 %
Supplies and Materials	13.14	1.87
Fleet Costs	4.79	0.68
Outside Services	84.66	12.04
Utilities	85.39	12.15
Protective Services	156.52	22.27
Insurance	16.95	13.21
Other Expenses	16.62	2.36
Total Average Expense	\$ 555.72	89.86 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 192.09	32.24 %
Supplies and Materials	34.26	5.75
Fleet Costs	2.18	0.37
Outside Services	47.56	7.98
Utilities	84.80	15.73
Protective Services	3.22	0.54
Insurance	36.75	15.73
Other Expenses	20.24	3.40
Total Average Expense	\$ 421.10	81.75 %

KFI - FY Comparison for Lewis Chatham - 119 Units

Period Ending December 31, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	318,600	=	5.03																										
	Curr Liab Exc Curr Prtn LTD	(63,311)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	255,290	=	3.48																										
	Average Monthly Operating and Other Expenses	73,445			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		15.02			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	4,741	=	0.03																										
	Total Tenant Revenue	174,554			IR < 1.50																									
Days Receivable Outstanding: 5.00																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(28,153)	=	0.38																										
	Total Operating Expenses	73,445			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.00%		100.00%																										
Year-to-Date	0.84%		99.16%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00 5</td> </tr> <tr> <td>MENAR</td> <td>9.63</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>23.63</td> <td>25</td> <td>Total Points</td> <td>25.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	5.00 5	MENAR	9.63	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	16.00 16	Total Points	23.63	25	Total Points	25.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	9.63	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	23.63	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	210,130	=	3.52																										
	Curr Liab Exc Curr Prtn LTD	(59,644)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	150,486	=	2.98																										
	Average Monthly Operating and Other Expenses	50,576			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	1,540	=	0.01																										
	Total Tenant Revenue	177,243			IR < 1.50																									
Days Receivable Outstanding: 1.60																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(25,359)	=	0.50																										
	Total Operating Expenses	50,576			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.68 %		98.32%																										
Year-to-Date	0.98 %		99.02%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	5.00 5																										
MENAR	8.90	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	16.00 16																										
Total Points	22.90	25	Total Points	25.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash			
180,854			

Excess Cash			
99,428			

Average Dwelling Rent			
Actual/UML	186,394	708	263.27
Budget/UMA	171,678	714	240.45
Increase (Decrease)	14,716	(6)	22.82

Average Dwelling Rent			
Actual/UML	175,104	707	247.67
Budget/UMA	172,353	714	241.39
Increase (Decrease)	2,751	(7)	6.28

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 146.26	23.18 %
Supplies and Materials	31.22	4.95
Fleet Costs	0.22	0.03
Outside Services	36.65	5.81
Utilities	112.21	17.79
Protective Services	144.15	22.85
Insurance	27.08	17.79
Other Expenses	19.95	3.16
Total Average Expense	\$ 517.73	95.56 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 117.13	24.49 %
Supplies and Materials	28.56	5.97
Fleet Costs	2.11	0.44
Outside Services	60.92	12.74
Utilities	106.05	22.17
Protective Services	4.26	0.89
Insurance	7.43	22.17
Other Expenses	22.77	4.76
Total Average Expense	\$ 349.24	93.64 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	71,444	=	1.53																															
	Curr Liab Exc Curr Prtn LTD	(46,723)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	24,720	=	0.55																															
	Average Monthly Operating and Other Expenses	44,609			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.96																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	7,090	=	0.08																															
	Total Tenant Revenue	90,072			IR < 1.50																														
MASS	Days Receivable Outstanding: 14.53																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(20,244)	=	0.45																															
	Total Operating Expenses	44,609			IR < 0.75																														
MASS	Occupancy																																		
		Loss		Occ %																															
	Current Month	2.00%		98.00%																															
	Year-to-Date	1.67%		98.33%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>9.74</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>16.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>9.74</td> <td>25</td> <td>Total Points</td> <td>25.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	9.74	12	Accts Recvble	5.00	5	MENAR	0.00	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	16.00	16	Total Points	9.74	25	Total Points	25.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	9.74	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	16.00	16																														
Total Points	9.74	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	119,581	=	2.72																															
	Curr Liab Exc Curr Prtn LTD	(44,006)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	75,575	=	1.91																															
	Average Monthly Operating and Other Expenses	39,660			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,487	=	0.01																															
	Total Tenant Revenue	102,036			IR < 1.50																														
MASS	Days Receivable Outstanding: 2.69																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(17,494)	=	0.44																															
	Total Operating Expenses	39,660			IR < 0.75																														
MASS	Occupancy																																		
		Loss		Occ %																															
	Current Month	1.00 %		99.00%																															
	Year-to-Date	0.83 %		99.17%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>7.33</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>16.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>21.33</td> <td>25</td> <td>Total Points</td> <td>25.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	7.33	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	16.00	16	Total Points	21.33	25	Total Points	25.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.33	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	21.33	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
	(20,609)

Excess Cash	
	35,509

Average Dwelling Rent			
Actual/UML	99,436	590	168.54
Budget/UMA	99,146	600	165.24
Increase (Decrease)	290	(10)	3.29

Average Dwelling Rent			
Actual/UML	99,826	595	167.77
Budget/UMA	103,461	600	172.44
Increase (Decrease)	(3,635)	(5)	(4.66)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.63	38.75 %
Supplies and Materials	12.41	3.03
Fleet Costs	1.41	0.35
Outside Services	60.34	14.74
Utilities	48.75	11.91
Protective Services	0.00	0.00
Insurance	10.72	11.91
Other Expenses	27.59	6.74
Total Average Expense	\$ 319.86	87.42 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 123.36	30.30%
Supplies and Materials	21.65	5.32
Fleet Costs	0.72	0.18
Outside Services	85.42	20.98
Utilities	36.38	8.93
Protective Services	0.00	0.00
Insurance	36.16	8.93
Other Expenses	24.46	6.01
Total Average Expense	\$ 328.15	80.65%

KFI - FY Comparison for Lincoln Heights - 338 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	77,127	=	0.42																															
	Curr Liab Exc Curr Prtn LTD	(185,360)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(108,233)	=	-0.64																															
	Average Monthly Operating and Other Expenses	169,508			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.61			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	104,601	=	0.43																															
	Total Tenant Revenue	243,082			IR < 1.50																														
Days Receivable Outstanding: 79.88																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(75,154)	=	0.44																															
	Total Operating Expenses	169,508			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.58%</td> <td>94.21%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>8.19%</td> <td>94.61%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.58%	94.21%				Year-to-Date	8.19%	94.61%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.58%	94.21%																																	
Year-to-Date	8.19%	94.61%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00 12	Accts Recvble	0.00 5																																
MENAR	0.00 11	Accts Payable	4.00 4																																
DSCR	0.00 2	Occupancy	8.00 16																																
Total Points	0.00 25	Total Points	12.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	511,073	=	3.33																															
	Curr Liab Exc Curr Prtn LTD	(153,419)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	325,571	=	1.88																															
	Average Monthly Operating and Other Expenses	173,309			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.93			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	32,952	=	0.11																															
	Total Tenant Revenue	302,689			IR < 1.50																														
Days Receivable Outstanding: 20.30																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(44,515)	=	0.26																															
	Total Operating Expenses	173,309			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>11.54 %</td> <td>90.61%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>10.16 %</td> <td>92.02%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	11.54 %	90.61%				Year-to-Date	10.16 %	92.02%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	11.54 %	90.61%																																	
Year-to-Date	10.16 %	92.02%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00 12	Accts Recvble	0.00 5																																
MENAR	7.29 11	Accts Payable	4.00 4																																
DSCR	2.00 2	Occupancy	4.00 16																																
Total Points	21.29 25	Total Points	8.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(283,025)				
Average Dwelling Rent				
Actual/UML	240,851	1,862	129.35	
Budget/UMA	183,868	1,968	93.43	
Increase (Decrease)	56,983	(106)	35.92	

Excess Cash				
150,225				
Average Dwelling Rent				
Actual/UML	268,278	1,822	147.24	
Budget/UMA	260,166	1,980	131.40	
Increase (Decrease)	8,112	(158)	15.85	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 157.37	28.50 %
Supplies and Materials	45.06	8.16
Fleet Costs	5.24	0.95
Outside Services	83.20	15.06
Utilities	58.08	10.52
Protective Services	20.17	3.65
Insurance	22.72	10.52
Other Expenses	15.78	2.86
Total Average Expense	\$ 407.62	80.21 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 170.82	29.48 %
Supplies and Materials	56.20	9.70
Fleet Costs	3.33	0.58
Outside Services	124.74	21.53
Utilities	43.81	7.61
Protective Services	14.86	2.57
Insurance	25.21	7.61
Other Expenses	22.15	3.82
Total Average Expense	\$ 461.12	82.89 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	64,644	=	1.24																															
	Curr Liab Exc Curr Prtn LTD	(52,045)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	12,599	=	0.27																															
	Average Monthly Operating and Other Expenses	45,838			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-23.03																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	12,392	=	0.10																															
	Total Tenant Revenue	125,667			IR < 1.50																														
MASS	Days Receivable Outstanding: 18.14																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(27,658)	=	0.60																															
	Total Operating Expenses	45,838			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.95%		96.05%																															
	Year-to-Date	1.97%		98.03%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>8.36</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>16.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>8.36</td> <td>25</td> <td>Total Points</td> <td>25.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	8.36	12	Accts Recvble	5.00	5	MENAR	0.00	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	16.00	16	Total Points	8.36	25	Total Points	25.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	8.36	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	16.00	16																														
Total Points	8.36	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	255,354	=	6.23																															
	Curr Liab Exc Curr Prtn LTD	(41,008)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	214,346	=	4.75																															
	Average Monthly Operating and Other Expenses	45,108			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	990	=	0.01																															
	Total Tenant Revenue	138,007			IR < 1.50																														
MASS	Days Receivable Outstanding: 1.32																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(16,996)	=	0.38																															
	Total Operating Expenses	45,108			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	1.32 %		98.68%																															
	Year-to-Date	2.41 %		97.59%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	25.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(33,901)				
Average Dwelling Rent				
Actual/UML	132,903	447	297.32	
Budget/UMA	109,310	456	239.71	
Increase (Decrease)	23,593	(9)	57.61	

Excess Cash				
168,806				
Average Dwelling Rent				
Actual/UML	132,543	445	297.85	
Budget/UMA	129,850	456	284.76	
Increase (Decrease)	2,693	(11)	13.09	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 227.06	41.70 %
Supplies and Materials	11.15	2.05
Fleet Costs	10.40	1.91
Outside Services	88.51	16.26
Utilities	115.33	21.18
Protective Services	0.00	0.00
Insurance	14.18	22.73
Other Expenses	14.59	2.68
Total Average Expense	\$ 481.23	108.51 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 224.72	39.63 %
Supplies and Materials	29.85	5.26
Fleet Costs	0.76	0.13
Outside Services	130.26	22.97
Utilities	87.97	17.01
Protective Services	0.20	0.04
Insurance	21.08	17.01
Other Expenses	16.92	2.98
Total Average Expense	\$ 511.75	105.03 %

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(3,264)	=	-0.02																															
	Curr Liab Exc Curr Prtn LTD	(145,046)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(148,310)	=	-0.96																															
	Average Monthly Operating and Other Expenses	154,006			IR >= 4.0																														
MASS	Debt Service Coverage Ratio (DSCR)																																		
		-65.06																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	70,282	=	0.35																															
	Total Tenant Revenue	200,934			IR < 1.50																														
Days Receivable Outstanding: 64.35																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(58,069)	=	0.38																															
	Total Operating Expenses	154,006			IR < 0.75																														
MASS	Occupancy																																		
	Current Month	1.61%	98.39%																																
	Year-to-Date	1.01%	98.99%		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	0.00	12	Accts Recvble	0.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	16.00	16																														
Total Points	0.00	25	Total Points	20.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	237,344	=	1.16																															
	Curr Liab Exc Curr Prtn LTD	(204,244)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	33,101	=	0.20																															
	Average Monthly Operating and Other Expenses	167,257			IR >= 4.0																														
MASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	10,427	=	0.04																															
	Total Tenant Revenue	254,065			IR < 1.50																														
Days Receivable Outstanding: 7.58																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(128,074)	=	0.77																															
	Total Operating Expenses	167,257			IR < 0.75																														
MASS	Occupancy																																		
	Current Month	2.02%	97.98%																																
	Year-to-Date	1.88%	98.12%		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	7.98	12	Accts Recvble	0.00	5																														
MENAR	0.00	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	9.98	25	Total Points	18.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
	(304,718)

Excess Cash	
	(135,860)

Average Dwelling Rent				
Actual/UML	188,484	1,473	127.96	
Budget/UMA	105,254	1,488	70.74	
Increase (Decrease)	83,230	(15)	57.22	

Average Dwelling Rent				
Actual/UML	216,353	1,460	148.19	
Budget/UMA	184,250	1,488	123.82	
Increase (Decrease)	32,103	(28)	24.36	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 184.25	58.20 %
Supplies and Materials	33.97	10.73
Fleet Costs	12.33	3.89
Outside Services	127.02	40.12
Utilities	55.83	17.64
Protective Services	5.35	1.69
Insurance	18.37	17.64
Other Expenses	18.46	5.83
Total Average Expense	\$ 455.56	155.74 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 156.79	28.74 %
Supplies and Materials	51.54	9.45
Fleet Costs	2.68	0.49
Outside Services	260.90	47.83
Utilities	45.52	8.35
Protective Services	1.98	0.36
Insurance	37.96	8.35
Other Expenses	17.90	3.28
Total Average Expense	\$ 575.27	106.86 %

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

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	69,943	=	1.20																										
	Curr Liab Exc Curr Prtn LTD	(58,228)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	11,715	=	0.18																										
	Average Monthly Operating and Other Expenses	66,150			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		-58.43																												
					IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	43,286	=	0.60																										
	Total Tenant Revenue	72,714			IR < 1.50																									
Days Receivable Outstanding: 129.66																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(29,795)	=	0.45																										
	Total Operating Expenses	66,150			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.00%		100.00%																										
Year-to-Date	1.00%		99.00%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>8.17</td> <td>12</td> <td>Accts Recvble</td> <td>0.00 5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>16.00 16</td> </tr> <tr> <td>Total Points</td> <td>8.17</td> <td>25</td> <td>Total Points</td> <td>20.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	8.17	12	Accts Recvble	0.00 5	MENAR	0.00	11	Accts Payable	4.00 4	DSCR	0.00	2	Occupancy	16.00 16	Total Points	8.17	25	Total Points	20.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	8.17	12	Accts Recvble	0.00 5																										
MENAR	0.00	11	Accts Payable	4.00 4																										
DSCR	0.00	2	Occupancy	16.00 16																										
Total Points	8.17	25	Total Points	20.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	148,612	=	2.38																										
	Curr Liab Exc Curr Prtn LTD	(62,521)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	86,091	=	1.28																										
	Average Monthly Operating and Other Expenses	67,334			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00																												
					IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	21,445	=	0.22																										
	Total Tenant Revenue	95,947			IR < 1.50																									
Days Receivable Outstanding: 41.32																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(36,225)	=	0.54																										
	Total Operating Expenses	67,334			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	1.00 %		99.00%																										
Year-to-Date	2.67 %		97.33%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>2.00 5</td> </tr> <tr> <td>MENAR</td> <td>6.41</td> <td>11</td> <td>Accts Payable</td> <td>4.00 4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>12.00 16</td> </tr> <tr> <td>Total Points</td> <td>20.41</td> <td>25</td> <td>Total Points</td> <td>18.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	12.00	12	Accts Recvble	2.00 5	MENAR	6.41	11	Accts Payable	4.00 4	DSCR	2.00	2	Occupancy	12.00 16	Total Points	20.41	25	Total Points	18.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	2.00 5																										
MENAR	6.41	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	20.41	25	Total Points	18.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
(55,920)				
Average Dwelling Rent				
Actual/UML	74,248	594	125.00	
Budget/UMA	71,445	600	119.08	
Increase (Decrease)	2,803	(6)	5.92	

Excess Cash				
18,464				
Average Dwelling Rent				
Actual/UML	85,054	584	145.64	
Budget/UMA	68,280	600	113.80	
Increase (Decrease)	16,774	(16)	31.84	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 185.36	37.62 %
Supplies and Materials	27.76	5.63
Fleet Costs	0.00	0.00
Outside Services	124.84	25.34
Utilities	120.57	24.47
Protective Services	15.12	3.07
Insurance	32.54	24.47
Other Expenses	15.54	3.15
Total Average Expense	\$ 521.73	123.75 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.33	22.84 %
Supplies and Materials	50.05	7.61
Fleet Costs	0.00	0.00
Outside Services	186.89	28.40
Utilities	100.11	15.21
Protective Services	8.53	1.30
Insurance	58.39	15.21
Other Expenses	24.03	3.65
Total Average Expense	\$ 578.33	94.22 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	365,037	=	1.88																															
	Curr Liab Exc Curr Prtn LTD	(194,053)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	170,984	=	1.35																															
	Average Monthly Operating and Other Expenses	126,894			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	20,919	=	0.08																															
	Total Tenant Revenue	248,896			IR < 1.50																														
Days Receivable Outstanding: 15.46																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(125,867)	=	0.99																															
	Total Operating Expenses	126,894			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>4.76%</td> <td>95.24%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>4.26%</td> <td>95.74%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	4.76%	95.24%				Year-to-Date	4.26%	95.74%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	4.76%	95.24%																																	
Year-to-Date	4.26%	95.74%	IR >= 0.98																																
<table border="1"> <thead> <tr> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>11.43</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>6.51</td> <td>11</td> <td>Accts Payable</td> <td>2.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>8.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>19.94</td> <td>25</td> <td>Total Points</td> <td>15.00</td> <td>25</td> </tr> </tbody> </table>						FASS KFI	MP	MASS KFI	MP			QR	11.43	12	Accts Recvble	5.00	5	MENAR	6.51	11	Accts Payable	2.00	4	DSCR	2.00	2	Occupancy	8.00	16	Total Points	19.94	25	Total Points	15.00	25
FASS KFI	MP	MASS KFI	MP																																
QR	11.43	12	Accts Recvble	5.00	5																														
MENAR	6.51	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	19.94	25	Total Points	15.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	333,603	=	2.62																															
	Curr Liab Exc Curr Prtn LTD	(127,373)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	206,231	=	2.16																															
	Average Monthly Operating and Other Expenses	95,463			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	19,530	=	0.07																															
	Total Tenant Revenue	278,025			IR < 1.50																														
Days Receivable Outstanding: 12.95																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(53,645)	=	0.56																															
	Total Operating Expenses	95,463			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>2.60 %</td> <td>97.40%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>1.95 %</td> <td>98.05%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	2.60 %	97.40%				Year-to-Date	1.95 %	98.05%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	2.60 %	97.40%																																	
Year-to-Date	1.95 %	98.05%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.70	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	21.70	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
42,562	

Excess Cash	
109,998	

Average Dwelling Rent			
Actual/UML	272,973	1,327	205.71
Budget/UMA	247,282	1,386	178.41
Increase (Decrease)	25,691	(59)	27.29

Average Dwelling Rent			
Actual/UML	273,663	1,359	201.37
Budget/UMA	264,077	1,386	190.53
Increase (Decrease)	9,587	(27)	10.84

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 190.58	36.00 %
Supplies and Materials	15.40	2.91
Fleet Costs	0.01	0.00
Outside Services	38.30	7.23
Utilities	96.83	18.29
Protective Services	78.20	14.77
Insurance	16.46	18.29
Other Expenses	16.43	3.10
Total Average Expense	\$ 452.21	100.61 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 176.51	38.39%
Supplies and Materials	42.62	9.27
Fleet Costs	0.08	0.02
Outside Services	26.82	5.83
Utilities	49.09	10.68
Protective Services	8.55	1.86
Insurance	17.65	10.68
Other Expenses	20.59	4.48
Total Average Expense	\$ 341.91	81.20%

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

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	32,689	=	0.97	
	Curr Liab Exc Curr Prtn LTD	(33,579)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(890)	=	-0.03	
	Average Monthly Operating and Other Expenses	31,402			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-88.90			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	3,729	=	0.05	
	Total Tenant Revenue	73,124			IR < 1.50
MASS	Days Receivable Outstanding: 9.38				
MASS	Accounts Payable (AP)				
	Accounts Payable	(18,545)	=	0.59	
	Total Operating Expenses	31,402			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00%		100.00%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	2.67%		97.33%	IR >= 0.98
MASS					
	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	MENAR	0.00 11	Accts Payable	4.00 4	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	DSCR	0.00 2	Occupancy	12.00 16	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	Total Points	0.00 25	Total Points	21.00 25	
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	51,395	=	2.34	
	Curr Liab Exc Curr Prtn LTD	(21,928)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	29,467	=	1.11	
	Average Monthly Operating and Other Expenses	26,572			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	(11,966)	=	-0.16	
	Total Tenant Revenue	74,990			IR < 1.50
MASS	Days Receivable Outstanding: -29.66				
MASS	Accounts Payable (AP)				
	Accounts Payable	(8,600)	=	0.32	
	Total Operating Expenses	26,572			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00 %		100.00%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	1.00 %		99.00%	IR >= 0.98
MASS					
	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	5.00 5	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	MENAR	6.16 11	Accts Payable	4.00 4	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	DSCR	2.00 2	Occupancy	16.00 16	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	Total Points	20.16 25	Total Points	25.00 25	
MASS	Capital Fund Occupancy				
		5.00			

Excess Cash				
				(32,581)
Average Dwelling Rent				
Actual/UML	78,015	292		267.17
Budget/UMA	58,654	300		195.51
Increase (Decrease)	19,361	(8)		71.66
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 234.00	46.93 %		
Supplies and Materials	21.25	4.26		
Fleet Costs	0.00	0.00		
Outside Services	102.68	20.59		
Utilities	134.93	27.06		
Protective Services	0.00	0.00		
Insurance	12.09	27.06		
Other Expenses	22.17	4.45		
Total Average Expense	\$ 527.12	130.35 %		

Excess Cash				
				2,753
Average Dwelling Rent				
Actual/UML	74,491	297		250.81
Budget/UMA	74,000	300		246.67
Increase (Decrease)	491	(3)		4.14
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 177.97	37.29 %		
Supplies and Materials	39.23	8.22		
Fleet Costs	0.00	0.00		
Outside Services	89.89	18.83		
Utilities	101.24	21.21		
Protective Services	0.00	0.00		
Insurance	23.44	21.21		
Other Expenses	22.12	4.63		
Total Average Expense	\$ 453.87	111.40 %		

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

Period Ending December 31, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	167,918	=	3.94																										
	Curr Liab Exc Curr Prtn LTD	(42,672)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	125,246	=	2.03																										
	Average Monthly Operating and Other Expenses	61,774			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		14.47			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	28,987	=	0.29																										
	Total Tenant Revenue	99,231			IR < 1.50																									
Days Receivable Outstanding: 59.82																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(21,028)	=	0.34																										
	Total Operating Expenses	61,774			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.96%		99.04%																										
Year-to-Date	3.04%		96.96%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
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MENAR	7.51	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	12.00 16																										
Total Points	21.51	25	Total Points	16.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	116,566	=	1.78																										
	Curr Liab Exc Curr Prtn LTD	(65,406)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	51,160	=	0.70																										
	Average Monthly Operating and Other Expenses	73,377			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		0.00			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	16,378	=	0.21																										
	Total Tenant Revenue	79,604			IR < 1.50																									
Days Receivable Outstanding: 39.21																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(39,702)	=	0.54																										
	Total Operating Expenses	73,377			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	0.96 %		99.04%																										
Year-to-Date	5.13 %		94.87%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	10.95	12	Accts Recvble	2.00 5																										
MENAR	0.00	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	8.00 16																										
Total Points	12.95	25	Total Points	14.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
62,344	

Excess Cash	
(22,666)	

Average Dwelling Rent			
Actual/UML	94,635	605	156.42
Budget/UMA	47,618	624	76.31
Increase (Decrease)	47,017	(19)	80.11

Average Dwelling Rent			
Actual/UML	94,363	592	159.40
Budget/UMA	83,500	624	133.81
Increase (Decrease)	10,863	(32)	25.58

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 171.53	28.36 %
Supplies and Materials	46.30	7.65
Fleet Costs	2.52	0.42
Outside Services	136.96	22.65
Utilities	60.00	9.92
Protective Services	5.31	0.88
Insurance	21.15	9.92
Other Expenses	17.57	2.91
Total Average Expense	\$ 461.33	82.70 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.20	23.02 %
Supplies and Materials	75.68	13.38
Fleet Costs	2.36	0.42
Outside Services	214.12	37.85
Utilities	88.15	15.58
Protective Services	10.42	1.84
Insurance	38.76	15.58
Other Expenses	22.99	4.06
Total Average Expense	\$ 582.70	111.74 %

KFI - FY Comparison for Scattered Sites - 69 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	631,001	=	15.10																															
	Curr Liab Exc Curr Prtn LTD	(41,788)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	589,213	=	18.06																															
	Average Monthly Operating and Other Expenses	32,624			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	26,327	=	0.57																															
	Total Tenant Revenue	46,277			IR < 1.50																														
Days Receivable Outstanding: 105.02																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(16,631)	=	0.51																															
	Total Operating Expenses	32,624			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>17.39%</td> <td>82.61%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>16.67%</td> <td>83.33%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	17.39%	82.61%				Year-to-Date	16.67%	83.33%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	17.39%	82.61%																																	
Year-to-Date	16.67%	83.33%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	0.00	5																														
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Total Points	25.00	25	Total Points	4.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	275,062	=	4.79																															
	Curr Liab Exc Curr Prtn LTD	(57,395)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	217,667	=	3.90																															
	Average Monthly Operating and Other Expenses	55,851			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	36,060	=	0.60																															
	Total Tenant Revenue	60,059			IR < 1.50																														
Days Receivable Outstanding: 112.09																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(20,566)	=	0.37																															
	Total Operating Expenses	55,851			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>11.27 %</td> <td>91.30%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>39.46 %</td> <td>93.53%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	11.27 %	91.30%				Year-to-Date	39.46 %	93.53%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	11.27 %	91.30%																																	
Year-to-Date	39.46 %	93.53%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	10.25	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	24.25	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
555,933			

Excess Cash			
160,862			

Average Dwelling Rent			
Actual/UML	49,454	345	143.34
Budget/UMA	9,704	414	23.44
Increase (Decrease)	39,750	(69)	119.91

Average Dwelling Rent			
Actual/UML	71,190	405	175.78
Budget/UMA	100,000	433	230.95
Increase (Decrease)	(28,810)	(28)	(55.17)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 172.24	15.14 %
Supplies and Materials	6.16	0.54
Fleet Costs	11.04	0.97
Outside Services	131.32	11.54
Utilities	11.34	1.00
Protective Services	0.00	0.00
Insurance	11.01	1.00
Other Expenses	39.34	3.46
Total Average Expense	\$ 382.45	33.64 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 216.31	20.82 %
Supplies and Materials	6.79	0.65
Fleet Costs	8.70	0.84
Outside Services	222.60	21.43
Utilities	55.72	5.37
Protective Services	1.39	0.13
Insurance	81.78	5.37
Other Expenses	54.36	5.23
Total Average Expense	\$ 647.65	59.85 %

KFI - FY Comparison for Spingview Convent - 0 Units

Period Ending December 31, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	(27,843)	=	-1.81	
	Curr Liab Exc Curr Prtn LTD	(15,410)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(43,254)	=	-4.50	
	Average Monthly Operating and Other Expenses	9,621			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	10,245			IR < 1.50
MASS	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable	(6,166)	=	0.64	
	Total Operating Expenses	9,621			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00%		0.00%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	0.00%		0.00%	IR >= 0.98
MASS					
	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	MENAR	0.00 11	Accts Payable	4.00 4	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	Total Points	2.00 25	Total Points	9.00 25	
MASS	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	(150,356)	=	-11.26	
	Curr Liab Exc Curr Prtn LTD	(13,349)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(163,705)	=	-16.31	
	Average Monthly Operating and Other Expenses	10,036			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	0	=	0.00	
	Total Tenant Revenue	17,244			IR < 1.50
MASS	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
	Accounts Payable	(4,299)	=	0.43	
	Total Operating Expenses	10,036			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	0.00 %		0.00%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	0.00 %		0.00%	IR >= 0.98
MASS					
	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	5.00 5	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	MENAR	0.00 11	Accts Payable	4.00 4	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	DSCR	2.00 2	Occupancy	0.00 16	
MASS					
	FASS KFI	MP	MASS KFI	MP	
	Total Points	2.00 25	Total Points	9.00 25	
MASS	Capital Fund Occupancy				
		5.00			

Excess Cash				
(52,985)				
Average Dwelling Rent				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

Excess Cash				
(173,778)				
Average Dwelling Rent				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	

PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	187.46 %	
Supplies and Materials	0.00	31.82	
Fleet Costs	0.00	0.00	
Outside Services	0.00	63.29	
Utilities	0.00	224.40	
Protective Services	0.00	0.00	
Insurance	0.00	224.40	
Other Expenses	0.00	15.45	
Total Average Expense	\$ 0.00	746.82 %	

PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 0.00	90.13 %	
Supplies and Materials	0.00	18.59	
Fleet Costs	0.00	0.00	
Outside Services	0.00	98.74	
Utilities	0.00	132.66	
Protective Services	0.00	0.00	
Insurance	0.00	132.66	
Other Expenses	0.00	7.62	
Total Average Expense	\$ 0.00	480.39 %	

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	341,692	=	4.16																															
	Curr Liab Exc Curr Prtn LTD	(82,169)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	259,523	=	2.39																															
	Average Monthly Operating and Other Expenses	108,743			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-285.66																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	30,647	=	0.15																															
	Total Tenant Revenue	201,139			IR < 1.50																														
MASS	Days Receivable Outstanding: 29.86																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(29,481)	=	0.27																															
	Total Operating Expenses	108,743			IR < 0.75																														
MASS	Occupancy																																		
		Loss		Occ %																															
	Current Month	2.31%		97.69%																															
	Year-to-Date	6.76%		97.01%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>2.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>8.03</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>12.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>20.03</td> <td>25</td> <td>Total Points</td> <td>18.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	2.00	5	MENAR	8.03	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	12.00	16	Total Points	20.03	25	Total Points	18.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	2.00	5																														
MENAR	8.03	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	20.03	25	Total Points	18.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	224,648	=	2.71																															
	Curr Liab Exc Curr Prtn LTD	(82,770)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	141,877	=	1.20																															
	Average Monthly Operating and Other Expenses	117,987			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	8,905	=	0.04																															
	Total Tenant Revenue	209,981			IR < 1.50																														
MASS	Days Receivable Outstanding: 7.80																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(25,143)	=	0.21																															
	Total Operating Expenses	117,987			IR < 0.75																														
MASS	Occupancy																																		
		Loss		Occ %																															
	Current Month	7.78 %		92.22%																															
	Year-to-Date	6.85 %		93.41 %	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	6.30	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	20.30	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
148,606	

Excess Cash	
22,209	

Average Dwelling Rent			
Actual/UML	182,149	1,007	180.88
Budget/UMA	99,184	1,038	95.55
Increase (Decrease)	82,965	(31)	85.33

Average Dwelling Rent			
Actual/UML	189,196	1,006	188.07
Budget/UMA	189,000	1,077	175.49
Increase (Decrease)	196	(71)	12.58

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 165.69	134.81 %
Supplies and Materials	28.28	23.01
Fleet Costs	7.04	5.73
Outside Services	137.13	111.57
Utilities	102.87	83.70
Protective Services	5.38	4.38
Insurance	24.12	83.70
Other Expenses	22.86	18.60
Total Average Expense	\$ 493.37	465.50 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 188.79	35.04 %
Supplies and Materials	45.66	8.47
Fleet Costs	3.98	0.74
Outside Services	205.25	38.09
Utilities	84.50	15.68
Protective Services	5.36	0.99
Insurance	48.43	15.68
Other Expenses	29.22	5.42
Total Average Expense	\$ 611.18	120.13 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	732	=	0.01																															
	Curr Liab Exc Curr Prtn LTD	(61,418)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(60,686)	=	-1.01																															
	Average Monthly Operating and Other Expenses	60,311			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-15.44																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	19,593	=	0.14																															
	Total Tenant Revenue	141,599			IR < 1.50																														
MASS	Days Receivable Outstanding: 25.46																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(23,496)	=	0.39																															
MASS	Occupancy																																		
	Current Month	0.81%		99.19%																															
	Year-to-Date	2.96%		97.04%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	0.00	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	0.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	152,508	=	2.28																															
	Curr Liab Exc Curr Prtn LTD	(67,022)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	85,485	=	1.51																															
	Average Monthly Operating and Other Expenses	56,459			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	14,486	=	0.09																															
	Total Tenant Revenue	161,321			IR < 1.50																														
MASS	Days Receivable Outstanding: 16.62																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(29,536)	=	0.52																															
MASS	Occupancy																																		
	Current Month	1.61%		98.39%																															
	Year-to-Date	3.23%		96.77%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>6.75</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>12.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>20.75</td> <td>25</td> <td>Total Points</td> <td>21.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	6.75	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	12.00	16	Total Points	20.75	25	Total Points	21.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.75	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	20.75	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(122,219)				
Average Dwelling Rent				
Actual/UML	153,426	722	212.50	
Budget/UMA	155,974	744	209.64	
Increase (Decrease)	(2,548)	(22)	2.86	

Excess Cash				
28,492				
Average Dwelling Rent				
Actual/UML	155,528	720	216.01	
Budget/UMA	151,130	744	203.13	
Increase (Decrease)	4,399	(24)	12.88	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 179.91	50.76%
Supplies and Materials	18.45	5.21
Fleet Costs	0.81	0.23
Outside Services	69.78	19.69
Utilities	79.21	22.35
Protective Services	0.00	0.00
Insurance	13.45	23.09
Other Expenses	17.39	4.91
Total Average Expense	\$ 378.98	126.23%

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 162.57	35.39%
Supplies and Materials	27.43	5.97
Fleet Costs	0.48	0.10
Outside Services	85.64	18.64
Utilities	62.19	13.96
Protective Services	1.04	0.23
Insurance	27.98	13.96
Other Expenses	22.05	4.80
Total Average Expense	\$ 389.38	93.05%

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	30,301	=	1.85																															
	Curr Liab Exc Curr Prtn LTD	(16,377)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	13,924	=	0.72																															
	Average Monthly Operating and Other Expenses	19,354			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	7,209	=	0.15																															
	Total Tenant Revenue	48,193			IR < 1.50																														
Days Receivable Outstanding: 28.53																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(4,964)	=	0.26																															
	Total Operating Expenses	19,354			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>2.94%</td> <td>97.06%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>6.37%</td> <td>93.63%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	2.94%	97.06%				Year-to-Date	6.37%	93.63%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	2.94%	97.06%																																	
Year-to-Date	6.37%	93.63%	IR >= 0.98																																
<table border="1"> <thead> <tr> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>11.28</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>0.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>4.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>13.28</td> <td>25</td> <td>Total Points</td> <td>13.00</td> <td>25</td> </tr> </tbody> </table>						FASS KFI	MP	MASS KFI	MP			QR	11.28	12	Accts Recvble	5.00	5	MENAR	0.00	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	4.00	16	Total Points	13.28	25	Total Points	13.00	25
FASS KFI	MP	MASS KFI	MP																																
QR	11.28	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	13.28	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	36,457	=	2.00																															
	Curr Liab Exc Curr Prtn LTD	(18,274)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	18,183	=	0.97																															
	Average Monthly Operating and Other Expenses	18,753			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,271	=	0.02																															
	Total Tenant Revenue	51,306			IR < 1.50																														
Days Receivable Outstanding: 4.56																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,116)	=	0.43																															
	Total Operating Expenses	18,753			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.00 %</td> <td>100.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>2.94 %</td> <td>97.06%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.00 %	100.00%				Year-to-Date	2.94 %	97.06%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.00 %	100.00%																																	
Year-to-Date	2.94 %	97.06%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	11.98	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	13.98	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(5,629)	

Excess Cash	
(669)	

Average Dwelling Rent			
Actual/UML	50,112	191	262.37
Budget/UMA	47,918	204	234.89
Increase (Decrease)	2,194	(13)	27.47

Average Dwelling Rent			
Actual/UML	50,187	198	253.47
Budget/UMA	49,925	204	244.73
Increase (Decrease)	262	(6)	8.74

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 179.62	34.82 %
Supplies and Materials	24.01	4.65
Fleet Costs	0.00	0.00
Outside Services	139.63	27.07
Utilities	124.39	24.12
Protective Services	0.00	0.00
Insurance	11.85	24.12
Other Expenses	12.19	2.36
Total Average Expense	\$ 491.68	117.14 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 177.68	33.52 %
Supplies and Materials	42.42	8.00
Fleet Costs	0.00	0.00
Outside Services	110.17	20.78
Utilities	123.67	23.33
Protective Services	0.00	0.00
Insurance	3.60	23.33
Other Expenses	23.84	4.50
Total Average Expense	\$ 481.38	113.45 %

Period Ending December 31, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	13,332	=	0.18	
	Curr Liab Exc Curr Prtn LTD	(73,536)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(60,204)	=	-0.75	
	Average Monthly Operating and Other Expenses	80,124			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-48.97			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	6,412	=	0.03	
	Total Tenant Revenue	205,246			IR < 1.50
MASS	Days Receivable Outstanding: 5.75				
MASS	Accounts Payable (AP)				
	Accounts Payable	(32,158)	=	0.40	
	Total Operating Expenses	80,124			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	2.26%		97.74%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	3.63%		96.37%	IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	0.00 12	Accts Recvble	5.00 5	
	MENAR	0.00 11	Accts Payable	4.00 4	
	DSCR	0.00 2	Occupancy	12.00 16	
	Total Points	0.00 25	Total Points	21.00 25	
MASS	Capital Fund Occupancy				
	5.00				

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	173,343	=	2.64	
	Curr Liab Exc Curr Prtn LTD	(65,581)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	107,762	=	1.60	
	Average Monthly Operating and Other Expenses	67,425			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	2,764	=	0.01	
	Total Tenant Revenue	223,389			IR < 1.50
MASS	Days Receivable Outstanding: 2.28				
MASS	Accounts Payable (AP)				
	Accounts Payable	(26,957)	=	0.40	
	Total Operating Expenses	67,425			IR < 0.75
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Current Month	3.76 %		96.24%	
MASS	Occupancy				
		<u>Loss</u>		<u>Occ %</u>	
	Year-to-Date	1.38 %		98.62%	IR >= 0.98
MASS	FASS KFI	MP	MASS KFI	MP	
	QR	12.00 12	Accts Recvble	5.00 5	
	MENAR	6.88 11	Accts Payable	4.00 4	
	DSCR	2.00 2	Occupancy	16.00 16	
	Total Points	20.88 25	Total Points	25.00 25	
MASS	Capital Fund Occupancy				
	5.00				

Excess Cash				
(141,504)				
Average Dwelling Rent				
Actual/UML	222,287	769	289.06	
Budget/UMA	211,596	798	265.16	
Increase (Decrease)	10,691	(29)	23.90	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 208.29	40.06 %		
Supplies and Materials	17.12	3.29		
Fleet Costs	0.61	0.12		
Outside Services	113.12	21.76		
Utilities	112.45	21.63		
Protective Services	0.00	0.00		
Insurance	13.52	21.63		
Other Expenses	20.72	3.99		
Total Average Expense	\$ 485.84	112.48 %		

Excess Cash				
39,545				
Average Dwelling Rent				
Actual/UML	220,897	787	280.68	
Budget/UMA	217,250	798	272.24	
Increase (Decrease)	3,647	(11)	8.44	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 180.69	35.79 %		
Supplies and Materials	24.01	4.76		
Fleet Costs	2.06	0.41		
Outside Services	89.96	17.82		
Utilities	99.47	19.70		
Protective Services	0.00	0.00		
Insurance	25.64	19.70		
Other Expenses	20.45	4.05		
Total Average Expense	\$ 442.28	102.22 %		

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	509,241	=	0.44																															
	Curr Liab Exc Curr Prtn LTD	(1,150,900)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(641,659)	=	-8.66																															
	Average Monthly Operating and Other Expenses	74,082			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,799	=	0.02																															
	Total Tenant Revenue	85,169			IR < 1.50																														
MASS	Days Receivable Outstanding: 4.52																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(1,100,687)	=	14.86																															
MASS	Occupancy																																		
	Current Month	72.94%	98.57%																																
	Year-to-Date	73.14%	97.86%		IR >= 0.98																														
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QR	0.00	12	Accts Recvble	5.00	5																														
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Total Points	2.00	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(379,034)	=	-0.84																															
	Curr Liab Exc Curr Prtn LTD	(449,767)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(828,802)	=	-15.89																															
	Average Monthly Operating and Other Expenses	52,171			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		7,299,967.1																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	775	=	0.01																															
	Total Tenant Revenue	83,259			IR < 1.50																														
MASS	Days Receivable Outstanding: 1.71																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(401,697)	=	7.70																															
MASS	Occupancy																																		
	Current Month	72.55%	100.00%																																
	Year-to-Date	72.68%	99.52%		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	0.00	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	0.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	2.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(716,467)	

Excess Cash	
(880,814)	

Average Dwelling Rent			
Actual/UML	77,947	411	189.65
Budget/UMA	268,792	420	639.98
Increase (Decrease)	(190,845)	(9)	(450.33)

Average Dwelling Rent			
Actual/UML	79,657	418	190.57
Budget/UMA	101,842	420	242.48
Increase (Decrease)	(22,185)	(2)	(51.91)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 502.43	46.69%
Supplies and Materials	21.33	1.98
Fleet Costs	1.96	0.18
Outside Services	101.12	9.40
Utilities	49.32	4.58
Protective Services	1.12	0.10
Insurance	23.74	4.58
Other Expenses	53.92	5.01
Total Average Expense	\$ 754.94	72.52%

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 229.15	19.63%
Supplies and Materials	21.94	1.88
Fleet Costs	0.50	0.04
Outside Services	67.10	5.75
Utilities	66.35	5.68
Protective Services	0.00	0.00
Insurance	42.89	5.68
Other Expenses	53.19	4.56
Total Average Expense	\$ 481.13	43.22%

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	664,081	=	7.43																															
	Curr Liab Exc Curr Prtn LTD	(89,426)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	574,655	=	5.90																															
	Average Monthly Operating and Other Expenses	97,436			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	17,613	=	0.10																															
	Total Tenant Revenue	171,808			IR < 1.50																														
Days Receivable Outstanding: 18.89																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(52,444)	=	0.54																															
	Total Operating Expenses	97,436			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>3.88%</td> <td>96.12%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>4.78%</td> <td>95.22%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	3.88%	96.12%				Year-to-Date	4.78%	95.22%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	3.88%	96.12%																																	
Year-to-Date	4.78%	95.22%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	25.00	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	177,058	=	3.14																															
	Curr Liab Exc Curr Prtn LTD	(56,434)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	120,624	=	2.07																															
	Average Monthly Operating and Other Expenses	58,151			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,908	=	0.01																															
	Total Tenant Revenue	192,532			IR < 1.50																														
Days Receivable Outstanding: 1.83																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(19,462)	=	0.33																															
	Total Operating Expenses	58,151			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>1.55 %</td> <td>98.45%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>2.07 %</td> <td>97.93%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	1.55 %	98.45%				Year-to-Date	2.07 %	97.93%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	1.55 %	98.45%																																	
Year-to-Date	2.07 %	97.93%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	7.58	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	21.58	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
476,297	

Excess Cash	
61,997	

Average Dwelling Rent			
Actual/UML	186,281	737	252.76
Budget/UMA	188,262	774	243.23
Increase (Decrease)	(1,981)	(37)	9.52

Average Dwelling Rent			
Actual/UML	189,978	758	250.63
Budget/UMA	185,784	774	240.03
Increase (Decrease)	4,194	(16)	10.60

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 155.98	19.24 %
Supplies and Materials	11.99	1.48
Fleet Costs	0.24	0.03
Outside Services	73.58	9.08
Utilities	122.14	15.07
Protective Services	276.95	34.17
Insurance	25.15	15.07
Other Expenses	17.28	2.13
Total Average Expense	\$ 683.31	96.27 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 139.85	27.80 %
Supplies and Materials	21.85	4.34
Fleet Costs	0.53	0.11
Outside Services	73.53	14.62
Utilities	103.86	20.65
Protective Services	4.82	0.96
Insurance	21.39	20.65
Other Expenses	20.59	4.09
Total Average Expense	\$ 386.42	93.22 %

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	457,022	=	3.71																															
	Curr Liab Exc Curr Prtn LTD	(123,318)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	333,704	=	2.56																															
	Average Monthly Operating and Other Expenses	130,255			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.09																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	47,970	=	0.16																															
	Total Tenant Revenue	296,336			IR < 1.50																														
MASS	Days Receivable Outstanding: 30.90																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(61,224)	=	0.47																															
	Total Operating Expenses	130,255			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	2.49%		97.51%																															
	Year-to-Date	1.91%		98.09%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>2.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>8.29</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>16.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>20.29</td> <td>25</td> <td>Total Points</td> <td>22.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	2.00	5	MENAR	8.29	11	Accts Payable	4.00	4	DSCR	0.00	2	Occupancy	16.00	16	Total Points	20.29	25	Total Points	22.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	2.00	5																														
MENAR	8.29	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	16.00	16																														
Total Points	20.29	25	Total Points	22.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	373,399	=	3.97																															
	Curr Liab Exc Curr Prtn LTD	(94,031)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	205,649	=	2.20																															
	Average Monthly Operating and Other Expenses	93,298			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.20																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	3,149	=	0.01																															
	Total Tenant Revenue	325,562			IR < 1.50																														
MASS	Days Receivable Outstanding: 1.85																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(36,075)	=	0.39																															
	Total Operating Expenses	93,298			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.00 %		100.00%																															
	Year-to-Date	1.58 %		98.42%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	7.77	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	21.77	25	Total Points	20.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
201,473				

Excess Cash				
111,445				

Average Dwelling Rent				
Actual/UML	308,967	1,183	261.17	
Budget/UMA	296,622	1,206	245.96	
Increase (Decrease)	12,345	(23)	15.22	

Average Dwelling Rent				
Actual/UML	312,643	1,187	263.39	
Budget/UMA	301,000	1,206	249.59	
Increase (Decrease)	11,643	(19)	13.80	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 193.84	31.33 %
Supplies and Materials	17.50	2.83
Fleet Costs	15.05	2.43
Outside Services	63.55	10.27
Utilities	130.85	21.15
Protective Services	86.27	13.94
Insurance	24.69	21.15
Other Expenses	19.04	3.08
Total Average Expense	\$ 550.80	106.18 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 177.80	33.18 %
Supplies and Materials	17.13	3.20
Fleet Costs	1.42	0.27
Outside Services	54.05	10.09
Utilities	92.54	17.27
Protective Services	1.83	0.34
Insurance	23.46	17.27
Other Expenses	22.26	4.15
Total Average Expense	\$ 390.49	85.75 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	78,769	=	0.73																															
	Curr Liab Exc Curr Prtn LTD	(108,361)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(29,592)	=	-0.24																															
	Average Monthly Operating and Other Expenses	121,864			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-103.49																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	102,759	=	0.78																															
	Total Tenant Revenue	131,883			IR < 1.50																														
MASS	Days Receivable Outstanding: 148.64																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(53,987)	=	0.44																															
	Total Operating Expenses	121,864			IR < 0.75																														
MASS	Occupancy																																		
		Loss		Occ %																															
	Current Month	1.20%		98.80%																															
	Year-to-Date	1.61%		98.39%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	0.00	12	Accts Recvble	0.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	16.00	16																														
Total Points	0.00	25	Total Points	20.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	272,481	=	1.83																															
	Curr Liab Exc Curr Prtn LTD	(148,577)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	123,904	=	1.07																															
	Average Monthly Operating and Other Expenses	116,056			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	35,056	=	0.20																															
	Total Tenant Revenue	176,096			IR < 1.50																														
MASS	Days Receivable Outstanding: 36.76																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(99,019)	=	0.85																															
	Total Operating Expenses	116,056			IR < 0.75																														
MASS	Occupancy																																		
		Loss		Occ %																															
	Current Month	0.60 %		99.40%																															
	Year-to-Date	1.10 %		98.90%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	11.20	12	Accts Recvble	2.00	5																														
MENAR	6.10	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	19.30	25	Total Points	20.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
	(152,996)

Excess Cash	
	6,812

Average Dwelling Rent			
Actual/UML	126,864	980	129.45
Budget/UMA	77,010	996	77.32
Increase (Decrease)	49,854	(16)	52.13

Average Dwelling Rent			
Actual/UML	151,111	985	153.41
Budget/UMA	132,500	996	133.03
Increase (Decrease)	18,611	(11)	20.38

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 175.11	32.81 %
Supplies and Materials	46.49	8.71
Fleet Costs	6.94	1.30
Outside Services	146.07	27.37
Utilities	98.63	18.48
Protective Services	6.81	1.28
Insurance	17.90	18.75
Other Expenses	12.58	2.36
Total Average Expense	\$ 510.53	111.06 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 167.77	25.44 %
Supplies and Materials	50.07	7.59
Fleet Costs	3.47	0.53
Outside Services	237.13	35.95
Utilities	104.84	15.89
Protective Services	3.93	0.60
Insurance	26.19	15.89
Other Expenses	19.44	2.95
Total Average Expense	\$ 612.84	104.84 %

KFI - FY Comparison for WC White - 75 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	215,113	=	5.27																															
	Curr Liab Exc Curr Prtn LTD	(40,807)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	174,306	=	2.97																															
	Average Monthly Operating and Other Expenses	58,751			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	2,119	=	0.03																															
	Total Tenant Revenue	83,594			IR < 1.50																														
Days Receivable Outstanding: 4.71																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(18,001)	=	0.31																															
	Total Operating Expenses	58,751			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.00%		100.00%																															
Year-to-Date	2.67%		97.33%	IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>8.88</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>12.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>22.88</td> <td>25</td> <td>Total Points</td> <td>21.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	8.88	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	12.00	16	Total Points	22.88	25	Total Points	21.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	8.88	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	22.88	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	223,538	=	7.52																															
	Curr Liab Exc Curr Prtn LTD	(29,737)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	193,801	=	6.38																															
	Average Monthly Operating and Other Expenses	30,355			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	3,608	=	0.04																															
	Total Tenant Revenue	89,335			IR < 1.50																														
Days Receivable Outstanding: 7.49																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(7,523)	=	0.25																															
	Total Operating Expenses	30,355			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.00 %		100.00%																															
Year-to-Date	0.22 %		99.78%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
114,984			

Excess Cash			
163,090			

Average Dwelling Rent			
Actual/UML	87,197	438	199.08
Budget/UMA	76,751	450	170.56
Increase (Decrease)	10,447	(12)	28.52

Average Dwelling Rent			
Actual/UML	84,026	449	187.14
Budget/UMA	84,000	450	186.67
Increase (Decrease)	26	(1)	0.47

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 179.64	24.81 %
Supplies and Materials	29.45	4.07
Fleet Costs	4.30	0.59
Outside Services	71.22	9.84
Utilities	53.38	7.37
Protective Services	233.00	32.18
Insurance	18.50	7.37
Other Expenses	26.17	3.61
Total Average Expense	\$ 615.65	89.85 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 141.88	31.49%
Supplies and Materials	22.85	5.07
Fleet Costs	1.48	0.33
Outside Services	74.60	16.56
Utilities	54.10	12.01
Protective Services	4.80	1.07
Insurance	15.30	12.01
Other Expenses	28.50	6.33
Total Average Expense	\$ 343.51	84.86%

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

Period Ending December 31, 2020

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	294,794	=	2.51	
	Curr Liab Exc Curr Prtn LTD	(117,540)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	177,254	=	1.43	
	Average Monthly Operating and Other Expenses	124,272			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-1.89			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	50,060	=	0.30	
	Total Tenant Revenue	166,674			IR < 1.50
MASS	Days Receivable Outstanding: 55.40				
	Accounts Payable (AP)				
	Accounts Payable	(57,705)	=	0.46	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	124,272			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	2.96%	97.04%		
	Year-to-Date	2.71%	97.29%		IR >= 0.98
	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	345,530	=	2.86	
	Curr Liab Exc Curr Prtn LTD	(120,818)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	224,713	=	2.01	
	Average Monthly Operating and Other Expenses	111,782			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	9,526	=	0.04	
	Total Tenant Revenue	221,948			IR < 1.50
MASS	Days Receivable Outstanding: 8.08				
	Accounts Payable (AP)				
	Accounts Payable	(61,958)	=	0.55	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	111,782			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	3.45 %	96.55%		
	Year-to-Date	2.71 %	97.29%		IR >= 0.98
	Capital Fund Occupancy				
		5.00			

	FASS KFI	MP	MASS KFI	MP
QR	12.00	12	Accts Recvble	0.00 5
MENAR	6.63	11	Accts Payable	4.00 4
DSCR	0.00	2	Occupancy	12.00 16
Total Points	18.63	25	Total Points	16.00 25

	FASS KFI	MP	MASS KFI	MP
QR	12.00	12	Accts Recvble	0.00 5
MENAR	7.48	11	Accts Payable	4.00 4
DSCR	2.00	2	Occupancy	12.00 16
Total Points	21.48	25	Total Points	16.00 25

Excess Cash				
51,260				

Excess Cash				
111,832				

Average Dwelling Rent				
Actual/UML	180,924	1,185	152.68	
Budget/UMA	80,498	1,218	66.09	
Increase (Decrease)	100,426	(33)	86.59	

Average Dwelling Rent				
Actual/UML	206,554	1,185	174.31	
Budget/UMA	145,090	1,218	119.12	
Increase (Decrease)	61,464	(33)	55.19	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 211.20	36.97 %
Supplies and Materials	30.81	5.39
Fleet Costs	4.63	0.81
Outside Services	116.83	20.45
Utilities	101.66	17.79
Protective Services	6.70	1.17
Insurance	18.13	17.79
Other Expenses	17.50	3.06
Total Average Expense	\$ 507.47	103.45 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 190.43	31.71 %
Supplies and Materials	34.27	5.71
Fleet Costs	2.16	0.36
Outside Services	114.17	19.01
Utilities	89.01	14.82
Protective Services	1.94	0.32
Insurance	29.23	14.82
Other Expenses	21.24	3.54
Total Average Expense	\$ 482.44	90.29 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	141,837	=	4.27																															
	Curr Liab Exc Curr Prtn LTD	(33,206)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	108,631	=	3.63																															
	Average Monthly Operating and Other Expenses	29,900			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	3,706	=	0.16																															
	Total Tenant Revenue	23,651			IR < 1.50																														
Days Receivable Outstanding: 29.55																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(15,498)	=	0.52																															
	Total Operating Expenses	29,900			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>4.00%</td> <td>96.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>2.33%</td> <td>97.67%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	4.00%	96.00%				Year-to-Date	2.33%	97.67%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	4.00%	96.00%																																	
Year-to-Date	2.33%	97.67%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	2.00	5																														
MENAR	9.86	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	12.00	16																														
Total Points	23.86	25	Total Points	18.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	159,512	=	5.16																															
	Curr Liab Exc Curr Prtn LTD	(30,909)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	128,603	=	3.76																															
	Average Monthly Operating and Other Expenses	34,184			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	(4,333)	=	-0.11																															
	Total Tenant Revenue	37,889			IR < 1.50																														
Days Receivable Outstanding: -21.05																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(14,499)	=	0.42																															
	Total Operating Expenses	34,184			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	4.00 %	96.00%																																	
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	10.05	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	24.05	25	Total Points	12.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
78,338			

Excess Cash			
94,251			

Average Dwelling Rent			
Actual/UML	19,865	293	67.80
Budget/UMA	32,988	300	109.96
Increase (Decrease)	(13,123)	(7)	(42.16)

Average Dwelling Rent			
Actual/UML	33,745	286	117.99
Budget/UMA	43,500	300	145.00
Increase (Decrease)	(9,755)	(14)	(27.01)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 263.54	47.96 %
Supplies and Materials	34.40	6.26
Fleet Costs	0.00	0.00
Outside Services	80.73	14.69
Utilities	96.97	17.65
Protective Services	12.01	2.19
Insurance	16.19	17.65
Other Expenses	7.47	1.36
Total Average Expense	\$ 511.31	107.75 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.77	21.70%
Supplies and Materials	68.32	9.83
Fleet Costs	0.00	0.00
Outside Services	173.12	24.91
Utilities	134.10	19.30
Protective Services	17.61	2.53
Insurance	35.28	19.30
Other Expenses	13.31	1.91
Total Average Expense	\$ 592.50	99.48%

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	31,652,276	=	4.56																															
	Curr Liab Exc Curr Prtn LTD	(6,947,994)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	22,395,868	=	9.44																															
	Average Monthly Operating and Other Expenses	2,371,977			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.20																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,786,098	=	0.13																															
	Total Tenant Revenue	13,345,968			IR < 1.50																														
MASS	Days Receivable Outstanding: 24.79																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(2,428,741)	=	1.02																															
MASS	Occupancy																																		
	Current Month	9.58%	90.42%																																
	Year-to-Date	10.56%	89.44%		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
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DSCR	0.00	2	Occupancy	0.00	16																														
Total Points	23.00	25	Total Points	7.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	22,280,441	=	3.32																															
	Curr Liab Exc Curr Prtn LTD	(6,711,761)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	13,859,769	=	8.04																															
	Average Monthly Operating and Other Expenses	1,723,845			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.46																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	985,193	=	0.09																															
	Total Tenant Revenue	10,644,566			IR < 1.50																														
MASS	Days Receivable Outstanding: 17.18																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(1,158,627)	=	0.67																															
MASS	Occupancy																																		
	Current Month	7.11 %	92.89%																																
	Year-to-Date	7.62 %	92.38 %		IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
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MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	4.00	16																														
Total Points	25.00	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
19,239,458				
Average Dwelling Rent				
Actual/UML	12,886,154	19,555	658.97	
Budget/UMA	13,546,557	21,864	619.58	
Increase (Decrease)	(660,403)	(2,309)	39.39	

Excess Cash				
11,477,677				
Average Dwelling Rent				
Actual/UML	10,254,313	16,140	635.34	
Budget/UMA	10,389,025	17,472	594.61	
Increase (Decrease)	(134,712)	(1,332)	40.73	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 188.84	24.77 %
Supplies and Materials	27.62	3.62
Fleet Costs	0.64	0.08
Outside Services	103.88	13.63
Utilities	56.50	7.41
Protective Services	13.34	1.75
Insurance	33.57	9.94
Other Expenses	37.76	4.95
Total Average Expense	\$ 462.16	66.16 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 174.12	23.51 %
Supplies and Materials	30.45	4.11
Fleet Costs	0.84	0.11
Outside Services	98.44	13.29
Utilities	42.39	8.42
Protective Services	5.18	0.70
Insurance	38.58	8.42
Other Expenses	33.10	4.47
Total Average Expense	\$ 423.09	63.03 %

Notes:

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	15,441,499	=	3.57																															
	Curr Liab Exc Curr Prtn LTD	(4,328,998)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	9,659,735	=	6.79																															
	Average Monthly Operating and Other Expenses	1,422,827			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-2.60																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,786,098	=	0.24																															
	Total Tenant Revenue	7,578,546			IR < 1.50																														
MASS	Days Receivable Outstanding: 43.59																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(1,656,308)	=	1.16																															
	Total Operating Expenses	1,422,827			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	10.44%	89.56%																																
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Year-to-Date	11.64%	88.36%		IR >= 0.98																														
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DSCR	0.00	2	Occupancy	0.00	16																														
Total Points	23.00	25	Total Points	4.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	13,223,151	=	4.03																															
	Curr Liab Exc Curr Prtn LTD	(3,284,097)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	8,693,439	=	8.18																															
	Average Monthly Operating and Other Expenses	1,062,215			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.02																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	985,193	=	0.14																															
	Total Tenant Revenue	7,094,005			IR < 1.50																														
MASS	Days Receivable Outstanding: 25.70																																		
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(606,625)	=	0.57																															
	Total Operating Expenses	1,062,215			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	5.17 %	94.83%																																
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Year-to-Date	5.64 %	94.36%		IR >= 0.98																														
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MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	25.00	25	Total Points	12.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
7,696,858				
Average Dwelling Rent				
Actual/UML	7,318,472	11,276	649.03	
Budget/UMA	7,621,270	12,762	597.18	
Increase (Decrease)	(302,798)	(1,486)	51.85	

Excess Cash				
7,055,774				
Average Dwelling Rent				
Actual/UML	6,743,387	10,615	635.27	
Budget/UMA	6,673,162	11,250	593.17	
Increase (Decrease)	70,225	(635)	42.10	

PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 176.35	23.54 %	
Supplies and Materials	35.73	4.77	
Fleet Costs	1.07	0.14	
Outside Services	112.34	15.00	
Utilities	62.08	8.29	
Protective Services	17.94	2.40	
Insurance	34.75	10.88	
Other Expenses	30.76	4.11	
Total Average Expense	\$ 471.02	69.13 %	

PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 150.33	20.41 %	
Supplies and Materials	33.28	4.52	
Fleet Costs	1.17	0.16	
Outside Services	84.10	11.42	
Utilities	44.20	8.63	
Protective Services	2.31	0.31	
Insurance	36.76	8.63	
Other Expenses	23.27	3.16	
Total Average Expense	\$ 375.42	57.25 %	

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

Period Ending December 31, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	87,307	=	0.81																										
	Curr Liab Exc Curr Prtn LTD	(107,864)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(53,352)	=	-1.24																										
	Average Monthly Operating and Other Expenses	42,906			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		-0.24																												
					IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	54,346	=	0.24																										
	Total Tenant Revenue	226,593			IR < 1.50																									
MASS	Days Receivable Outstanding: 44.19																													
	Accounts Payable (AP)																													
	Accounts Payable	(78,216)	=	1.82																										
MASS	Occupancy																													
	Current Month	4.48%	95.52%																											
	Year-to-Date	6.47%	93.53%		IR >= 0.98																									
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	FASS KFI	MP	MASS KFI	MP																										
QR	0.00	12	Accts Recvble	2.00 5																										
MENAR	0.00	11	Accts Payable	0.00 4																										
DSCR	0.00	2	Occupancy	4.00 16																										
Total Points	0.00	25	Total Points	6.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	136,451	=	1.00																										
	Curr Liab Exc Curr Prtn LTD	(136,260)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	(30,711)	=	-0.83																										
	Average Monthly Operating and Other Expenses	36,826			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.17																												
					IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	30,827	=	0.13																										
	Total Tenant Revenue	242,432			IR < 1.50																									
MASS	Days Receivable Outstanding: 23.44																													
	Accounts Payable (AP)																													
	Accounts Payable	(50,147)	=	1.36																										
MASS	Occupancy																													
	Current Month	0.00 %	100.00%																											
	Year-to-Date	1.99 %	98.01 %		IR >= 0.98																									
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	FASS KFI	MP	MASS KFI	MP																										
QR	7.21	12	Accts Recvble	0.00 5																										
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DSCR	1.00	2	Occupancy	16.00 16																										
Total Points	8.21	25	Total Points	18.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
(135,151)				
Average Dwelling Rent				
Actual/UML	217,476	376	578.39	
Budget/UMA	232,750	402	578.98	
Increase (Decrease)	(15,274)	(26)	(0.59)	

Excess Cash				
(160,244)				
Average Dwelling Rent				
Actual/UML	239,603	394	608.13	
Budget/UMA	243,396	402	605.46	
Increase (Decrease)	(3,793)	(8)	2.67	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 220.83	36.64 %
Supplies and Materials	40.21	6.67
Fleet Costs	0.00	0.00
Outside Services	104.22	17.29
Utilities	88.90	14.75
Protective Services	0.00	0.00
Insurance	35.61	14.75
Other Expenses	27.26	4.52
Total Average Expense	\$ 517.03	94.64 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 173.09	28.13 %
Supplies and Materials	27.19	4.42
Fleet Costs	3.06	0.50
Outside Services	81.77	13.29
Utilities	56.75	9.22
Protective Services	0.00	0.00
Insurance	36.91	9.22
Other Expenses	21.03	3.42
Total Average Expense	\$ 399.80	68.20 %

KFI - FY Comparison for SAHFC Burning Tree - 108 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,290,023	=	27.32																															
	Curr Liab Exc Curr Prtn LTD	(83,825)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,092,704	=	33.83																															
	Average Monthly Operating and Other Expenses	61,850			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.12			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	159,479	=	0.36																															
	Total Tenant Revenue	441,673			IR < 1.50																														
Days Receivable Outstanding: 66.52																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(19,704)	=	0.32																															
	Total Operating Expenses	61,850			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>9.26%</td> <td>90.74%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>8.18%</td> <td>91.82%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	9.26%	90.74%				Year-to-Date	8.18%	91.82%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	9.26%	90.74%																																	
Year-to-Date	8.18%	91.82%	IR >= 0.98																																
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,366,183	=	17.06																															
	Curr Liab Exc Curr Prtn LTD	(138,669)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,118,914	=	34.78																															
	Average Monthly Operating and Other Expenses	60,921			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.16			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	69,879	=	0.17																															
	Total Tenant Revenue	403,834			IR < 1.50																														
Days Receivable Outstanding: 31.87																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(39,229)	=	0.64																															
	Total Operating Expenses	60,921			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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Year-to-Date	10.19 %	89.81 %	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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Total Points	24.00 25	Total Points	6.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
2,013,422			

Excess Cash			
2,041,196			

Average Dwelling Rent			
Actual/UML	429,620	595	722.05
Budget/UMA	389,750	648	601.47
Increase (Decrease)	39,870	(53)	120.58

Average Dwelling Rent			
Actual/UML	407,551	582	700.26
Budget/UMA	410,130	648	632.92
Increase (Decrease)	(2,579)	(66)	67.34

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 172.82	23.28 %
Supplies and Materials	25.07	3.38
Fleet Costs	2.01	0.27
Outside Services	72.82	9.81
Utilities	20.17	2.72
Protective Services	0.00	0.00
Insurance	33.94	2.72
Other Expenses	35.40	4.77
Total Average Expense	\$ 362.22	46.94 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 124.85	17.99%
Supplies and Materials	41.95	6.05
Fleet Costs	0.28	0.04
Outside Services	92.43	13.32
Utilities	16.58	2.39
Protective Services	0.00	0.00
Insurance	31.34	2.39
Other Expenses	24.32	3.51
Total Average Expense	\$ 331.75	45.68%

KFI - FY Comparison for SAHFC Castlepoint - 220 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	166,980	=	0.27																															
	Curr Liab Exc Curr Prtn LTD	(618,547)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(570,393)	=	-4.47																															
	Average Monthly Operating and Other Expenses	127,709			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.57			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	221,982	=	0.30																															
	Total Tenant Revenue	751,124			IR < 1.50																														
Days Receivable Outstanding: 54.46																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(495,040)	=	3.88																															
	Total Operating Expenses	127,709			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>2.27%</td> <td>97.73%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>5.15%</td> <td>94.85%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	2.27%	97.73%				Year-to-Date	5.15%	94.85%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	2.27%	97.73%																																	
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	652,081	=	2.05																															
	Curr Liab Exc Curr Prtn LTD	(318,750)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	218,548	=	2.07																															
	Average Monthly Operating and Other Expenses	105,616			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.94			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	165,773	=	0.22																															
	Total Tenant Revenue	767,108			IR < 1.50																														
Days Receivable Outstanding: 39.83																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(43,300)	=	0.41																															
	Total Operating Expenses	105,616			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>2.73 %</td> <td>97.27%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.18 %</td> <td>96.82%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	2.73 %	97.27%				Year-to-Date	3.18 %	96.82%	IR >= 0.98														
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Total Points	21.57 25	Total Points	18.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(733,089)	

Excess Cash	
75,980	

Average Dwelling Rent			
Actual/UML	759,210	1,252	606.40
Budget/UMA	731,460	1,320	554.14
Increase (Decrease)	27,750	(68)	52.26

Average Dwelling Rent			
Actual/UML	750,454	1,278	587.21
Budget/UMA	745,890	1,320	565.07
Increase (Decrease)	4,564	(42)	22.14

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 150.24	25.04 %
Supplies and Materials	25.32	4.22
Fleet Costs	2.16	0.36
Outside Services	75.72	12.62
Utilities	56.05	9.34
Protective Services	1.53	0.26
Insurance	29.08	9.34
Other Expenses	27.43	4.57
Total Average Expense	\$ 367.54	65.76 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 153.04	25.50 %
Supplies and Materials	29.26	4.87
Fleet Costs	2.91	0.48
Outside Services	52.34	8.72
Utilities	48.69	8.11
Protective Services	0.00	0.00
Insurance	31.05	8.11
Other Expenses	16.96	2.83
Total Average Expense	\$ 334.24	58.62 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	129,217	=	0.70																															
	Curr Liab Exc Curr Prtn LTD	(184,504)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(98,292)	=	-3.96																															
	Average Monthly Operating and Other Expenses	24,825			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.21			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	82,133	=	0.45																															
	Total Tenant Revenue	180,803			IR < 1.50																														
Days Receivable Outstanding: 83.93																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(167,210)	=	6.74																															
	Total Operating Expenses	24,825			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>5.00%</td> <td>95.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>13.75%</td> <td>86.25%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	5.00%	95.00%				Year-to-Date	13.75%	86.25%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	5.00%	95.00%																																	
Year-to-Date	13.75%	86.25%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00 12	Accts Recvble	0.00 5																																
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	717,978	=	14.56																															
	Curr Liab Exc Curr Prtn LTD	(49,305)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	628,151	=	32.21																															
	Average Monthly Operating and Other Expenses	19,503			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.49			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	64,402	=	0.32																															
	Total Tenant Revenue	204,022			IR < 1.50																														
Days Receivable Outstanding: 58.12																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,689)	=	0.29																															
	Total Operating Expenses	19,503			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.00 %</td> <td>100.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>0.42 %</td> <td>99.58%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.00 %	100.00%				Year-to-Date	0.42 %	99.58%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.00 %	100.00%																																	
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Total Points	25.00 25	Total Points	20.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(195,827)	

Excess Cash	
546,890	

Average Dwelling Rent			
Actual/UML	177,266	207	856.36
Budget/UMA	186,059	240	775.25
Increase (Decrease)	(8,793)	(33)	81.11

Average Dwelling Rent			
Actual/UML	200,622	239	839.42
Budget/UMA	185,544	240	773.10
Increase (Decrease)	15,078	(1)	66.32

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 131.13	15.01 %
Supplies and Materials	52.50	6.01
Fleet Costs	0.00	0.00
Outside Services	174.26	19.95
Utilities	10.80	1.24
Protective Services	0.00	0.00
Insurance	53.71	1.46
Other Expenses	17.32	1.98
Total Average Expense	\$ 439.73	45.65 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 87.53	10.25%
Supplies and Materials	9.64	1.13
Fleet Costs	0.00	0.00
Outside Services	100.11	11.73
Utilities	8.37	0.98
Protective Services	0.00	0.00
Insurance	49.20	0.98
Other Expenses	6.34	0.74
Total Average Expense	\$ 261.19	25.81%

KFI - FY Comparison for Claremont - 4 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	21,580	=	4.58																															
	Curr Liab Exc Curr Prtn LTD	(4,712)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	10,495	=	6.35																															
	Average Monthly Operating and Other Expenses	1,653			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.50			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	384	=	0.02																															
	Total Tenant Revenue	17,880			IR < 1.50																														
Days Receivable Outstanding: 3.95																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(1,941)	=	1.17																															
	Total Operating Expenses	1,653			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	0.00%	100.00%																																
Year-to-Date	0.00%	100.00%		IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	23.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	40,739	=	10.57																															
	Curr Liab Exc Curr Prtn LTD	(3,856)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	30,511	=	16.54																															
	Average Monthly Operating and Other Expenses	1,845			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.80			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	4,324	=	0.22																															
	Total Tenant Revenue	19,549			IR < 1.50																														
Days Receivable Outstanding: 40.70																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(1,762)	=	0.96																															
	Total Operating Expenses	1,845			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	0.00 %	100.00%																																
Year-to-Date	0.00 %	100.00%		IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	23.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
7,957			

Excess Cash			
27,565			

Average Dwelling Rent			
Actual/UML	17,880	24	745.00
Budget/UMA	17,813	24	742.19
Increase (Decrease)	68	0	2.81

Average Dwelling Rent			
Actual/UML	19,549	24	814.54
Budget/UMA	17,652	24	735.48
Increase (Decrease)	1,897	0	79.06

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 121.65	16.33 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	123.38	16.56
Utilities	44.65	5.99
Protective Services	0.00	0.00
Insurance	38.17	5.99
Other Expenses	12.53	1.68
Total Average Expense	\$ 340.37	46.56 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 132.40	16.25%
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	153.50	18.85
Utilities	47.05	5.78
Protective Services	0.00	0.00
Insurance	47.62	5.78
Other Expenses	7.82	0.96
Total Average Expense	\$ 388.40	47.61%

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	1,250,742	=	11.99																										
	Curr Liab Exc Curr Prtn LTD	(104,315)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	1,025,118	=	15.48																										
	Average Monthly Operating and Other Expenses	66,201			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.36			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	76,842	=	0.16																										
	Total Tenant Revenue	488,936			IR < 1.50																									
Days Receivable Outstanding: 29.08																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(25,260)	=	0.38																										
	Total Operating Expenses	66,201			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	6.45%		93.55%																										
Year-to-Date	7.53%		92.47%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
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DSCR	2.00	2	Occupancy	4.00 16																										
Total Points	25.00	25	Total Points	10.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	1,104,716	=	14.21																										
	Curr Liab Exc Curr Prtn LTD	(77,758)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	909,205	=	13.88																										
	Average Monthly Operating and Other Expenses	65,498			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.62			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	57,152	=	0.11																										
	Total Tenant Revenue	506,565			IR < 1.50																									
Days Receivable Outstanding: 20.85																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(12,910)	=	0.20																										
	Total Operating Expenses	65,498			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	4.03 %		95.97%																										
Year-to-Date	6.32 %		93.68%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
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MENAR	11.00	11	Accts Payable	4.00 4																										
DSCR	2.00	2	Occupancy	4.00 16																										
Total Points	25.00	25	Total Points	8.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash				
870,176				
Average Dwelling Rent				
Actual/UML	482,199	688	700.87	
Budget/UMA	538,874	744	724.29	
Increase (Decrease)	(56,675)	(56)	(23.42)	

Excess Cash				
724,361				
Average Dwelling Rent				
Actual/UML	498,325	697	714.96	
Budget/UMA	494,958	744	665.27	
Increase (Decrease)	3,367	(47)	49.69	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 158.97	21.29 %
Supplies and Materials	26.23	3.51
Fleet Costs	0.24	0.03
Outside Services	73.20	9.80
Utilities	9.01	1.21
Protective Services	2.27	0.30
Insurance	67.16	1.21
Other Expenses	9.27	1.24
Total Average Expense	\$ 346.36	38.60 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 137.63	17.87 %
Supplies and Materials	34.54	4.48
Fleet Costs	0.00	0.00
Outside Services	67.03	8.70
Utilities	15.30	1.99
Protective Services	4.30	0.56
Insurance	58.54	1.99
Other Expenses	16.47	2.14
Total Average Expense	\$ 333.81	37.72 %

KFI - FY Comparison for Converse Ranch II - 104 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	77,009	=	0.19																															
	Curr Liab Exc Curr Prtn LTD	(400,146)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(496,250)	=	-9.99																															
	Average Monthly Operating and Other Expenses	49,650			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.45			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	60,181	=	0.14																															
	Total Tenant Revenue	420,844			IR < 1.50																														
Days Receivable Outstanding: 26.43																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(15,454)	=	0.31																															
	Total Operating Expenses	49,650			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>7.69%</td> <td>92.31%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>6.89%</td> <td>93.11%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	7.69%	92.31%				Year-to-Date	6.89%	93.11%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	7.69%	92.31%																																	
Year-to-Date	6.89%	93.11%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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Total Points	2.00 25	Total Points	13.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	57,298	=	0.12																															
	Curr Liab Exc Curr Prtn LTD	(477,278)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(586,611)	=	-12.02																															
	Average Monthly Operating and Other Expenses	48,800			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.64			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	43,312	=	0.10																															
	Total Tenant Revenue	439,882			IR < 1.50																														
Days Receivable Outstanding: 18.21																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(10,652)	=	0.22																															
	Total Operating Expenses	48,800			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.65 %</td> <td>91.35%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>6.09 %</td> <td>93.91 %</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.65 %	91.35%				Year-to-Date	6.09 %	93.91 %	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.65 %	91.35%																																	
Year-to-Date	6.09 %	93.91 %	IR >= 0.98																																
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Total Points	2.00 25	Total Points	13.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(563,518)	

Excess Cash	
(654,828)	

Average Dwelling Rent			
Actual/UML	417,635	581	718.82
Budget/UMA	491,716	624	788.01
Increase (Decrease)	(74,080)	(43)	(69.18)

Average Dwelling Rent			
Actual/UML	430,699	586	734.98
Budget/UMA	411,739	624	659.84
Increase (Decrease)	18,960	(38)	75.14

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 162.75	21.96 %
Supplies and Materials	1.97	0.27
Fleet Costs	0.00	0.00
Outside Services	63.19	8.53
Utilities	17.03	2.30
Protective Services	1.84	0.25
Insurance	31.78	2.30
Other Expenses	58.63	7.91
Total Average Expense	\$ 337.19	43.52 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 136.21	17.36 %
Supplies and Materials	2.91	0.37
Fleet Costs	0.00	0.00
Outside Services	49.03	6.25
Utilities	10.76	1.37
Protective Services	5.76	0.73
Insurance	35.09	1.37
Other Expenses	48.57	6.19
Total Average Expense	\$ 288.33	33.64 %

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

Period Ending December 31, 2020

		This Year																					
FASS	Quick Ratio (QR)																						
	Current Assets, Unrestricted	75,603	= 3.16																				
	Curr Liab Exc Curr Prtn LTD	(23,921)	IR >= 2.0																				
FASS	Months Expendable Net Assets Ratio (MENAR)																						
	Expendable Fund Balance	51,682	= 2.26																				
	Average Monthly Operating and Other Expenses	22,898	IR >= 4.0																				
FASS	Debt Service Coverage Ratio (DSCR)																						
		0.00	IR >= 1.25																				
MASS	Tenant Receivable (TR)																						
	Tenant Receivable	90,508	= 0.81																				
	Total Tenant Revenue	111,756	IR < 1.50																				
Days Receivable Outstanding: 149.67																							
MASS	Accounts Payable (AP)																						
	Accounts Payable	(13,815)	= 0.60																				
	Total Operating Expenses	22,898	IR < 0.75																				
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>20.00%</td> <td>80.00%</td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>22.78%</td> <td>77.22%</td> <td>IR >= 0.98</td> </tr> </tbody> </table>				Occupancy	Loss	Occ %		Current Month	20.00%	80.00%		Year-to-Date	22.78%	77.22%	IR >= 0.98								
Occupancy	Loss	Occ %																					
Current Month	20.00%	80.00%																					
Year-to-Date	22.78%	77.22%	IR >= 0.98																				
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FASS KFI	MP	MASS KFI	MP																				
QR	12.00 12	Accts Recvble	0.00 5																				
MENAR	7.84 11	Accts Payable	4.00 4																				
DSCR	2.00 2	Occupancy	0.00 16																				
Total Points	21.84 25	Total Points	4.00 25																				
Capital Fund Occupancy																							
5.00																							

		Last Year																					
FASS	Quick Ratio (QR)																						
	Current Assets, Unrestricted	138,047	= 6.07																				
	Curr Liab Exc Curr Prtn LTD	(22,758)	IR >= 2.0																				
FASS	Months Expendable Net Assets Ratio (MENAR)																						
	Expendable Fund Balance	115,289	= 6.17																				
	Average Monthly Operating and Other Expenses	18,691	IR >= 4.0																				
FASS	Debt Service Coverage Ratio (DSCR)																						
		0.00	IR >= 1.25																				
MASS	Tenant Receivable (TR)																						
	Tenant Receivable	60,738	= 0.56																				
	Total Tenant Revenue	108,784	IR < 1.50																				
Days Receivable Outstanding: 103.00																							
MASS	Accounts Payable (AP)																						
	Accounts Payable	(13,741)	= 0.74																				
	Total Operating Expenses	18,691	IR < 0.75																				
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>13.33 %</td> <td>86.67%</td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>15.00 %</td> <td>85.00%</td> <td>IR >= 0.98</td> </tr> </tbody> </table>				Occupancy	Loss	Occ %		Current Month	13.33 %	86.67%		Year-to-Date	15.00 %	85.00%	IR >= 0.98								
Occupancy	Loss	Occ %																					
Current Month	13.33 %	86.67%																					
Year-to-Date	15.00 %	85.00%	IR >= 0.98																				
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FASS KFI	MP	MASS KFI	MP																				
QR	12.00 12	Accts Recvble	0.00 5																				
MENAR	11.00 11	Accts Payable	4.00 4																				
DSCR	2.00 2	Occupancy	0.00 16																				
Total Points	25.00 25	Total Points	4.00 25																				
Capital Fund Occupancy																							
5.00																							

Excess Cash	
21,652	

Excess Cash	
86,930	

Average Dwelling Rent			
Actual/UML	94,735	139	681.54
Budget/UMA	104,262	180	579.23
Increase (Decrease)	(9,527)	(41)	102.31

Average Dwelling Rent			
Actual/UML	93,804	153	613.10
Budget/UMA	112,700	180	626.11
Increase (Decrease)	(18,896)	(27)	(13.02)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 126.91	15.78 %
Supplies and Materials	52.87	6.58
Fleet Costs	0.00	0.00
Outside Services	361.58	44.97
Utilities	60.77	7.56
Protective Services	37.29	4.64
Insurance	54.15	22.03
Other Expenses	41.69	5.18
Total Average Expense	\$ 735.25	106.75 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 108.77	15.30%
Supplies and Materials	51.99	7.31
Fleet Costs	0.00	0.00
Outside Services	194.85	27.41
Utilities	30.63	13.57
Protective Services	25.10	3.53
Insurance	66.72	13.57
Other Expenses	25.12	3.53
Total Average Expense	\$ 503.18	84.21%

KFI - FY Comparison for SAHFC Encanta Villa - 56 Units

Period Ending December 31, 2020

		This Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	270,797	=	1.85																										
	Curr Liab Exc Curr Prtn LTD	(146,753)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	65,577	=	2.08																										
	Average Monthly Operating and Other Expenses	31,475			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.12			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	100,192	=	0.44																										
	Total Tenant Revenue	225,743			IR < 1.50																									
Days Receivable Outstanding: 81.89																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(114,343)	=	3.63																										
	Total Operating Expenses	31,475			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	19.64%		80.36%																										
Year-to-Date	14.29%		85.71%	IR >= 0.98																										
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>11.26</td> <td>12</td> <td>Accts Recvble</td> <td>0.00 5</td> </tr> <tr> <td>MENAR</td> <td>7.59</td> <td>11</td> <td>Accts Payable</td> <td>0.00 4</td> </tr> <tr> <td>DSCR</td> <td>1.00</td> <td>2</td> <td>Occupancy</td> <td>0.00 16</td> </tr> <tr> <td>Total Points</td> <td>19.85</td> <td>25</td> <td>Total Points</td> <td>0.00 25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP	QR	11.26	12	Accts Recvble	0.00 5	MENAR	7.59	11	Accts Payable	0.00 4	DSCR	1.00	2	Occupancy	0.00 16	Total Points	19.85	25	Total Points	0.00 25
	FASS KFI	MP	MASS KFI	MP																										
QR	11.26	12	Accts Recvble	0.00 5																										
MENAR	7.59	11	Accts Payable	0.00 4																										
DSCR	1.00	2	Occupancy	0.00 16																										
Total Points	19.85	25	Total Points	0.00 25																										
Capital Fund Occupancy																														
5.00																														

		Last Year																												
FASS	Quick Ratio (QR)																													
	Current Assets, Unrestricted	885,055	=	16.80																										
	Curr Liab Exc Curr Prtn LTD	(52,667)			IR >= 2.0																									
FASS	Months Expendable Net Assets Ratio (MENAR)																													
	Expendable Fund Balance	776,442	=	20.83																										
	Average Monthly Operating and Other Expenses	37,280			IR >= 4.0																									
FASS	Debt Service Coverage Ratio (DSCR)																													
		1.09			IR >= 1.25																									
MASS	Tenant Receivable (TR)																													
	Tenant Receivable	41,247	=	0.17																										
	Total Tenant Revenue	245,784			IR < 1.50																									
Days Receivable Outstanding: 30.95																														
MASS	Accounts Payable (AP)																													
	Accounts Payable	(23,330)	=	0.63																										
	Total Operating Expenses	37,280			IR < 0.75																									
MASS	Occupancy																													
		<u>Loss</u>		<u>Occ %</u>																										
	Current Month	3.57 %		96.43%																										
Year-to-Date	7.74 %		92.26%	IR >= 0.98																										
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	FASS KFI	MP	MASS KFI	MP																										
QR	12.00	12	Accts Recvble	2.00 5																										
MENAR	11.00	11	Accts Payable	4.00 4																										
DSCR	1.00	2	Occupancy	4.00 16																										
Total Points	24.00	25	Total Points	10.00 25																										
Capital Fund Occupancy																														
5.00																														

Excess Cash	
22,017	

Excess Cash	
728,101	

Average Dwelling Rent			
Actual/UML	224,123	288	778.20
Budget/UMA	222,209	336	661.33
Increase (Decrease)	1,914	(48)	116.87

Average Dwelling Rent			
Actual/UML	239,931	310	773.97
Budget/UMA	245,160	336	729.64
Increase (Decrease)	(5,229)	(26)	44.33

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 106.72	13.62 %
Supplies and Materials	34.02	4.34
Fleet Costs	0.00	0.00
Outside Services	112.57	14.36
Utilities	78.75	10.05
Protective Services	0.00	0.00
Insurance	43.76	10.05
Other Expenses	31.42	4.01
Total Average Expense	\$ 407.24	56.42 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 113.26	14.29 %
Supplies and Materials	64.00	8.07
Fleet Costs	0.00	0.00
Outside Services	102.01	12.87
Utilities	80.30	10.13
Protective Services	0.00	0.00
Insurance	38.19	10.13
Other Expenses	15.69	1.98
Total Average Expense	\$ 413.45	57.46 %

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

		This Year				
FASS	Quick Ratio (QR)					
	Current Assets, Unrestricted	554,755	=	4.83		
	Curr Liab Exc Curr Prtn LTD	(114,919)			IR >= 2.0	
FASS	Months Expendable Net Assets Ratio (MENAR)					
	Expendable Fund Balance	418,219	=	3.92		
	Average Monthly Operating and Other Expenses	106,586			IR >= 4.0	
FASS	Debt Service Coverage Ratio (DSCR)					
		4.70				
					IR >= 1.25	
MASS	Tenant Receivable (TR)					
	Tenant Receivable	96,480	=	0.17		
	Total Tenant Revenue	556,486			IR < 1.50	
MASS	Days Receivable Outstanding: 31.97					
MASS	Accounts Payable (AP)					
	Accounts Payable	(58,119)	=	0.55		
	Total Operating Expenses	106,586			IR < 0.75	
MASS	Occupancy					
MASS	Loss					
MASS	Occ %					
MASS	IR >= 0.98					
MASS	FASS KFI MP MASS KFI MP					
	QR	12.00	12	Accts Recvble	2.00	5
	MENAR	10.29	11	Accts Payable	4.00	4
MASS	DSCR					
MASS	Total Points					
MASS	Capital Fund Occupancy					

		Last Year				
FASS	Quick Ratio (QR)					
	Current Assets, Unrestricted	645,745	=	5.34		
	Curr Liab Exc Curr Prtn LTD	(120,976)			IR >= 2.0	
FASS	Months Expendable Net Assets Ratio (MENAR)					
	Expendable Fund Balance	503,801	=	5.19		
	Average Monthly Operating and Other Expenses	96,985			IR >= 4.0	
FASS	Debt Service Coverage Ratio (DSCR)					
		11.68				
					IR >= 1.25	
MASS	Tenant Receivable (TR)					
	Tenant Receivable	52,495	=	0.09		
	Total Tenant Revenue	610,530			IR < 1.50	
MASS	Days Receivable Outstanding: 15.86					
MASS	Accounts Payable (AP)					
	Accounts Payable	(65,574)	=	0.68		
	Total Operating Expenses	96,985			IR < 0.75	
MASS	Occupancy					
MASS	Loss					
MASS	Occ %					
MASS	IR >= 0.98					
MASS	FASS KFI MP MASS KFI MP					
	QR	12.00	12	Accts Recvble	0.00	5
	MENAR	11.00	11	Accts Payable	4.00	4
MASS	DSCR					
MASS	Total Points					
MASS	Capital Fund Occupancy					

Excess Cash				
308,367				
Average Dwelling Rent				
Actual/UML	498,834	878	568.15	
Budget/UMA	499,295	942	530.04	
Increase (Decrease)	(461)	(64)	38.11	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 149.05	23.52 %		
Supplies and Materials	19.90	3.14		
Fleet Costs	1.10	0.17		
Outside Services	53.02	8.36		
Utilities	84.18	13.28		
Protective Services	6.22	0.98		
Insurance	25.56	26.86		
Other Expenses	32.64	5.15		
Total Average Expense	\$ 371.66	81.47 %		

Excess Cash				
360,706				
Average Dwelling Rent				
Actual/UML	510,672	899	568.04	
Budget/UMA	527,947	942	560.45	
Increase (Decrease)	(17,275)	(43)	7.59	
PUM / Percentage of Revenue				
Expense	Amount	Percent		
Salaries and Benefits	\$ 146.08	21.51 %		
Supplies and Materials	20.57	3.03		
Fleet Costs	3.08	0.45		
Outside Services	43.44	6.40		
Utilities	65.13	23.40		
Protective Services	3.56	0.52		
Insurance	37.37	23.40		
Other Expenses	16.86	2.48		
Total Average Expense	\$ 336.08	81.20 %		

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,712,991	=	8.75																															
	Curr Liab Exc Curr Prtn LTD	(195,810)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	1,456,961	=	24.69																															
	Average Monthly Operating and Other Expenses	59,011			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.43																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	77,418	=	0.27																															
	Total Tenant Revenue	282,955			IR < 1.50																														
MASS	Days Receivable Outstanding: 50.58																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(61,894)	=	1.05																															
	Total Operating Expenses	59,011			IR < 0.75																														
MASS	Occupancy Loss Occ %																																		
	Current Month	5.56%		94.44%																															
	Year-to-Date	7.41%		92.59%	IR >= 0.98																														
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>0.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>2.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>0.00</td> <td>2</td> <td>Occupancy</td> <td>4.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>23.00</td> <td>25</td> <td>Total Points</td> <td>6.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	0.00	5	MENAR	11.00	11	Accts Payable	2.00	4	DSCR	0.00	2	Occupancy	4.00	16	Total Points	23.00	25	Total Points	6.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
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DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	23.00	25	Total Points	6.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	183,191	=	2.86																															
	Curr Liab Exc Curr Prtn LTD	(63,943)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	61,171	=	1.05																															
	Average Monthly Operating and Other Expenses	57,999			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.01																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	41,245	=	0.15																															
	Total Tenant Revenue	275,203			IR < 1.50																														
MASS	Days Receivable Outstanding: 27.79																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(25,699)	=	0.44																															
	Total Operating Expenses	57,999			IR < 0.75																														
MASS	Occupancy Loss Occ %																																		
	Current Month	2.22 %		97.78%																															
	Year-to-Date	4.81 %		95.19%	IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	6.08	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	8.00	16																														
Total Points	18.08	25	Total Points	12.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
1,384,421				
Average Dwelling Rent				
Actual/UML	278,557	500	557.11	
Budget/UMA	285,641	540	528.96	
Increase (Decrease)	(7,083)	(40)	28.15	

Excess Cash				
(9,570)				
Average Dwelling Rent				
Actual/UML	282,581	514	549.77	
Budget/UMA	279,119	540	516.89	
Increase (Decrease)	3,462	(26)	32.88	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 185.38	32.76 %
Supplies and Materials	29.89	5.28
Fleet Costs	0.00	0.00
Outside Services	103.26	18.25
Utilities	86.63	15.31
Protective Services	5.83	1.03
Insurance	28.79	15.31
Other Expenses	28.04	4.96
Total Average Expense	\$ 467.82	92.89 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 155.87	29.11 %
Supplies and Materials	32.42	6.06
Fleet Costs	0.00	0.00
Outside Services	87.37	16.32
Utilities	87.11	16.27
Protective Services	4.10	0.77
Insurance	27.23	16.27
Other Expenses	17.67	3.30
Total Average Expense	\$ 411.77	88.09 %

KFI - FY Comparison for SAHFC Monterrey Park - 200 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,821,421	=	10.71																															
	Curr Liab Exc Curr Prtn LTD	(170,051)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	1,519,874	=	14.17																															
	Average Monthly Operating and Other Expenses	107,297			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.68			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	179,560	=	0.22																															
	Total Tenant Revenue	815,200			IR < 1.50																														
Days Receivable Outstanding: 40.68																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(57,524)	=	0.54																															
	Total Operating Expenses	107,297			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>5.00%</td> <td>95.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>6.50%</td> <td>93.50%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	5.00%	95.00%				Year-to-Date	6.50%	93.50%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	5.00%	95.00%																																	
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Total Points	25.00 25	Total Points	10.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	338,599	=	2.71																															
	Curr Liab Exc Curr Prtn LTD	(125,128)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	86,745	=	0.74																															
	Average Monthly Operating and Other Expenses	117,716			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.23			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	877,234			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(44,812)	=	0.38																															
	Total Operating Expenses	117,716			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>3.00 %</td> <td>97.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.50 %</td> <td>96.50%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	3.00 %	97.00%				Year-to-Date	3.50 %	96.50%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	3.00 %	97.00%																																	
Year-to-Date	3.50 %	96.50%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00 12	Accts Recvble	0.00 5																																
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DSCR	2.00 2	Occupancy	12.00 16																																
Total Points	14.00 25	Total Points	16.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
1,375,486				
Average Dwelling Rent				
Actual/UML	771,657	1,122	687.75	
Budget/UMA	815,502	1,200	679.59	
Increase (Decrease)	(43,845)	(78)	8.17	

Excess Cash				
(66,324)				
Average Dwelling Rent				
Actual/UML	808,691	1,158	698.35	
Budget/UMA	805,273	1,200	671.06	
Increase (Decrease)	3,419	(42)	27.29	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 143.73	19.78 %
Supplies and Materials	40.47	5.57
Fleet Costs	0.00	0.00
Outside Services	86.97	11.97
Utilities	48.60	6.69
Protective Services	0.00	0.00
Insurance	34.50	9.93
Other Expenses	23.93	3.29
Total Average Expense	\$ 378.21	57.23 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 135.75	17.92 %
Supplies and Materials	14.36	1.90
Fleet Costs	0.00	0.00
Outside Services	127.76	16.86
Utilities	12.67	7.60
Protective Services	5.53	0.73
Insurance	30.56	7.60
Other Expenses	39.75	5.25
Total Average Expense	\$ 366.37	57.86 %

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

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,043,815	=	9.78																															
	Curr Liab Exc Curr Prtn LTD	(106,759)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	937,056	=	15.05																															
	Average Monthly Operating and Other Expenses	62,283			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	19,353	=	0.12																															
	Total Tenant Revenue	167,724			IR < 1.50																														
Days Receivable Outstanding: 21.27																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(55,819)	=	0.90																															
	Total Operating Expenses	62,283			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	7.00%		93.00%																															
Year-to-Date	9.33%		90.67%	IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>2.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>1.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>8.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	11.00	11	Accts Payable	2.00	4	DSCR	2.00	2	Occupancy	1.00	16	Total Points	25.00	25	Total Points	8.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	2.00	2	Occupancy	1.00	16																														
Total Points	25.00	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,140,976	=	13.82																															
	Curr Liab Exc Curr Prtn LTD	(82,532)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	1,058,444	=	21.94																															
	Average Monthly Operating and Other Expenses	48,240			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	12,387	=	0.08																															
	Total Tenant Revenue	162,423			IR < 1.50																														
Days Receivable Outstanding: 14.03																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(41,305)	=	0.86																															
	Total Operating Expenses	48,240			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	7.00 %		93.00%																															
Year-to-Date	7.50 %		92.50%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	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																																			

Excess Cash			
872,623			

Excess Cash			
1,005,832			

Average Dwelling Rent			
Actual/UML	154,427	544	283.87
Budget/UMA	155,990	600	259.98
Increase (Decrease)	(1,563)	(56)	23.89

Average Dwelling Rent			
Actual/UML	149,118	555	268.68
Budget/UMA	114,433	600	190.72
Increase (Decrease)	34,685	(45)	77.96

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 244.50	29.54 %
Supplies and Materials	26.70	3.23
Fleet Costs	0.00	0.00
Outside Services	72.29	8.73
Utilities	63.19	7.64
Protective Services	102.64	12.40
Insurance	26.34	10.48
Other Expenses	35.12	4.24
Total Average Expense	\$ 570.79	76.26 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 186.19	23.81 %
Supplies and Materials	21.39	2.74
Fleet Costs	0.00	0.00
Outside Services	87.90	11.24
Utilities	50.67	9.36
Protective Services	0.00	0.00
Insurance	38.62	9.36
Other Expenses	23.48	3.00
Total Average Expense	\$ 408.25	59.52 %

KFI - FY Comparison for Reagan West Apartments - 15 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	28,906	=	3.08																															
	Curr Liab Exc Curr Prtn LTD	(9,388)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	19,517	=	3.47																															
	Average Monthly Operating and Other Expenses	5,619			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	8,333	=	0.45																															
	Total Tenant Revenue	18,339			IR < 1.50																														
Days Receivable Outstanding: 83.60																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(4,638)	=	0.83																															
	Total Operating Expenses	5,619			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.00%</td> <td>100.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>1.11%</td> <td>98.89%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.00%	100.00%				Year-to-Date	1.11%	98.89%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.00%	100.00%																																	
Year-to-Date	1.11%	98.89%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	0.00	5																														
MENAR	9.63	11	Accts Payable	2.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	23.63	25	Total Points	18.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	14,407	=	0.31																															
	Curr Liab Exc Curr Prtn LTD	(46,243)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(31,835)	=	-2.60																															
	Average Monthly Operating and Other Expenses	12,257			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	15,370			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,516)	=	0.69																															
	Total Operating Expenses	12,257			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	13.33 %	86.67%																																	
Year-to-Date	7.78 %	92.22%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00	12	Accts Recvble	0.00	5																														
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Total Points	2.00	25	Total Points	8.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
13,862				
Average Dwelling Rent				
Actual/UML	19,309	89	216.96	
Budget/UMA	18,335	90	203.72	
Increase (Decrease)	974	(1)	13.23	

Excess Cash				
(44,092)				
Average Dwelling Rent				
Actual/UML	16,813	83	202.57	
Budget/UMA	16,765	90	186.28	
Increase (Decrease)	48	(7)	16.29	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 42.73	7.80 %
Supplies and Materials	5.42	0.99
Fleet Costs	0.00	0.00
Outside Services	138.15	25.21
Utilities	73.50	13.41
Protective Services	0.00	0.00
Insurance	10.89	13.35
Other Expenses	24.98	4.56
Total Average Expense	\$ 295.68	65.32 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 40.32	9.01 %
Supplies and Materials	81.59	18.24
Fleet Costs	0.00	0.00
Outside Services	425.05	95.02
Utilities	50.91	11.38
Protective Services	0.00	0.00
Insurance	13.28	11.38
Other Expenses	87.85	19.64
Total Average Expense	\$ 699.00	164.68 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	107,742	=	0.16																															
	Curr Liab Exc Curr Prtn LTD	(667,113)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(713,015)	=	-2.90																															
	Average Monthly Operating and Other Expenses	245,662			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		-0.63																																	
					IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	72,492	=	0.10																															
	Total Tenant Revenue	707,301			IR < 1.50																														
MASS	Days Receivable Outstanding: 18.87																																		
	Accounts Payable (AP)																																		
	Accounts Payable	(181,741)	=	0.74																															
	Total Operating Expenses	245,662			IR < 0.75																														
MASS	Occupancy Loss Occ %																																		
	Current Month	44.44%		55.56%																															
	Year-to-Date	43.85%		56.15%	IR >= 0.98																														
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5.00																																			

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	Current Assets, Unrestricted	0	=	0.00																															
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	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	0	=	0.00																															
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	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	0			IR < 1.50																														
	Days Receivable Outstanding: 0.00																																		
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	Total Operating Expenses	0			IR < 0.75																														
	Occupancy Loss Occ %																																		
	Current Month	0.00 %		0.00%																															
	Year-to-Date	0.00 %		0.00%	IR >= 0.98																														
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Total Points	2.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(996,121)				
Average Dwelling Rent				
Actual/UML	726,775	849	856.04	
Budget/UMA	864,384	1,512	571.68	
Increase (Decrease)	(137,609)	(663)	284.35	

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

PUM / Percentage of Revenue			
Expense	Amount	Percent	
Salaries and Benefits	\$ 232.51	27.91 %	
Supplies and Materials	108.17	12.98	
Fleet Costs	0.00	0.00	
Outside Services	291.29	34.96	
Utilities	186.28	22.36	
Protective Services	80.06	9.61	
Insurance	56.09	24.29	
Other Expenses	35.49	4.26	
Total Average Expense	\$ 989.90	136.38 %	

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,405,225	=	14.40																															
	Curr Liab Exc Curr Prtn LTD	(167,066)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	1,938,905	=	14.20																															
	Average Monthly Operating and Other Expenses	136,546			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.42			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	315,822	=	0.30																															
	Total Tenant Revenue	1,064,852			IR < 1.50																														
Days Receivable Outstanding: 55.41																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(42,532)	=	0.31																															
	Total Operating Expenses	136,546			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>4.69%</td> <td>95.31%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>7.64%</td> <td>92.36%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	4.69%	95.31%				Year-to-Date	7.64%	92.36%	IR >= 0.98														
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Current Month	4.69%	95.31%																																	
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FASS KFI	MP	MASS KFI	MP																																
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Total Points	25.00 25	Total Points	8.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	2,218,876	=	11.09																															
	Curr Liab Exc Curr Prtn LTD	(200,151)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	1,733,210	=	13.77																															
	Average Monthly Operating and Other Expenses	125,868			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.73			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	212,566	=	0.19																															
	Total Tenant Revenue	1,139,885			IR < 1.50																														
Days Receivable Outstanding: 34.65																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(45,422)	=	0.36																															
	Total Operating Expenses	125,868			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	9.90 %	90.10%																																	
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Total Points	25.00 25	Total Points	14.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
1,775,166	

Excess Cash	
1,602,200	

Average Dwelling Rent			
Actual/UML	995,755	1,064	935.86
Budget/UMA	1,007,500	1,152	874.57
Increase (Decrease)	(11,745)	(88)	61.29

Average Dwelling Rent			
Actual/UML	1,045,798	1,083	965.65
Budget/UMA	957,708	1,152	831.34
Increase (Decrease)	88,091	(69)	134.31

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 188.44	18.83 %
Supplies and Materials	37.75	3.77
Fleet Costs	2.94	0.29
Outside Services	89.04	8.90
Utilities	45.56	4.55
Protective Services	0.00	0.00
Insurance	27.32	7.68
Other Expenses	34.47	3.44
Total Average Expense	\$ 425.52	47.46 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 148.43	14.10%
Supplies and Materials	51.25	4.87
Fleet Costs	0.00	0.00
Outside Services	68.62	6.52
Utilities	39.38	6.90
Protective Services	0.00	0.00
Insurance	39.16	6.90
Other Expenses	25.03	2.38
Total Average Expense	\$ 371.88	41.66%

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	1,480,305	=	23.36	
	Curr Liab Exc Curr Prtn LTD	(63,371)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	1,416,934	=	17.79	
	Average Monthly Operating and Other Expenses	79,631			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		-0.05			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	11,466	=	0.08	
	Total Tenant Revenue	151,964			IR < 1.50
MASS	Days Receivable Outstanding: 13.88				
	Accounts Payable (AP)				
	Accounts Payable	(17,755)	=	0.22	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	79,631			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	1.00%	99.00%		
	Year-to-Date	1.67%	98.33%		IR >= 0.98
	Capital Fund Occupancy				
		5.00			

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	1,265,853	=	19.62	
	Curr Liab Exc Curr Prtn LTD	(64,504)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	1,201,349	=	29.16	
	Average Monthly Operating and Other Expenses	41,197			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.00			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	13,313	=	0.08	
	Total Tenant Revenue	166,445			IR < 1.50
MASS	Days Receivable Outstanding: 14.72				
	Accounts Payable (AP)				
	Accounts Payable	(10,934)	=	0.27	
MASS	Accounts Payable (AP)				
	Total Operating Expenses	41,197			IR < 0.75
	Occupancy Loss Occ %				
MASS	Current Month	0.00 %	100.00%		
	Year-to-Date	1.33 %	98.67%		IR >= 0.98
	Capital Fund Occupancy				
		5.00			

	FASS KFI	MP	MASS KFI	MP
QR	12.00	12	Accts Recvble	5.00 5
MENAR	11.00	11	Accts Payable	4.00 4
DSCR	0.00	2	Occupancy	16.00 16
Total Points	23.00	25	Total Points	25.00 25

	FASS KFI	MP	MASS KFI	MP
QR	12.00	12	Accts Recvble	5.00 5
MENAR	11.00	11	Accts Payable	4.00 4
DSCR	2.00	2	Occupancy	16.00 16
Total Points	25.00	25	Total Points	25.00 25

Excess Cash				
1,334,777				
Average Dwelling Rent				
Actual/UML	151,002	590	255.94	
Budget/UMA	138,462	600	230.77	
Increase (Decrease)	12,540	(10)	25.16	

Excess Cash				
1,155,363				
Average Dwelling Rent				
Actual/UML	152,014	592	256.78	
Budget/UMA	135,019	600	225.03	
Increase (Decrease)	16,995	(8)	31.75	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 212.37	30.63 %
Supplies and Materials	25.36	3.66
Fleet Costs	5.03	0.73
Outside Services	39.37	5.68
Utilities	56.83	8.20
Protective Services	89.43	12.90
Insurance	25.42	8.19
Other Expenses	30.36	4.38
Total Average Expense	\$ 484.16	74.37 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 202.42	30.97 %
Supplies and Materials	23.78	3.64
Fleet Costs	6.93	1.06
Outside Services	45.86	7.02
Utilities	46.14	7.06
Protective Services	0.00	0.00
Insurance	38.39	7.06
Other Expenses	22.92	3.51
Total Average Expense	\$ 386.44	60.30 %

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,133,813	=	11.93																															
	Curr Liab Exc Curr Prtn LTD	(95,020)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	932,673	=	9.58																															
	Average Monthly Operating and Other Expenses	97,323			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.23			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	77,129	=	0.12																															
	Total Tenant Revenue	647,850			IR < 1.50																														
Days Receivable Outstanding: 21.94																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(40,170)	=	0.41																															
	Total Operating Expenses	97,323			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	3.13%	96.88%																																
Year-to-Date	4.56%	95.44%		IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>1.00</td> <td>2</td> <td>Occupancy</td> <td>8.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>24.00</td> <td>25</td> <td>Total Points</td> <td>17.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	11.00	11	Accts Payable	4.00	4	DSCR	1.00	2	Occupancy	8.00	16	Total Points	24.00	25	Total Points	17.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	1.00	2	Occupancy	8.00	16																														
Total Points	24.00	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,017,685	=	17.23																															
	Curr Liab Exc Curr Prtn LTD	(59,070)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	858,621	=	11.46																															
	Average Monthly Operating and Other Expenses	74,954			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.96			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	24,128	=	0.04																															
	Total Tenant Revenue	585,558			IR < 1.50																														
Days Receivable Outstanding: 7.60																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(26,821)	=	0.36																															
	Total Operating Expenses	74,954			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>	<u>Occ %</u>																																
	Current Month	7.81 %	92.19%																																
Year-to-Date	11.33 %	88.67%		IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
713,257	

Excess Cash	
692,048	

Average Dwelling Rent			
Actual/UML	608,979	733	830.80
Budget/UMA	596,465	768	776.65
Increase (Decrease)	12,514	(35)	54.16

Average Dwelling Rent			
Actual/UML	578,704	681	849.79
Budget/UMA	623,313	768	811.61
Increase (Decrease)	(44,609)	(87)	38.18

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 161.80	18.31 %
Supplies and Materials	52.87	5.98
Fleet Costs	0.00	0.00
Outside Services	166.17	18.80
Utilities	18.56	2.10
Protective Services	0.00	0.00
Insurance	36.18	8.80
Other Expenses	30.99	3.51
Total Average Expense	\$ 466.56	57.50 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 102.35	11.90%
Supplies and Materials	75.12	8.74
Fleet Costs	0.00	0.00
Outside Services	102.38	11.91
Utilities	45.89	7.41
Protective Services	0.00	0.00
Insurance	37.18	7.41
Other Expenses	16.95	1.97
Total Average Expense	\$ 379.87	49.35%

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

GlJdeKeyFinancialIndicatorsByCartera
rp_GlJdeKeyFinancialIndicatorsByCartera
1/21/2021 12:23:03PM

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	163,573	=	8.56																															
	Curr Liab Exc Curr Prtn LTD	(19,120)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	140,172	=	9.07																															
	Average Monthly Operating and Other Expenses	15,461			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.13			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	2,321	=	0.03																															
	Total Tenant Revenue	88,387			IR < 1.50																														
Days Receivable Outstanding: 4.85																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(4,438)	=	0.29																															
	Total Operating Expenses	15,461			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	10.34%		89.66%																															
Year-to-Date	7.47%		92.53%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	4.00	16																														
Total Points	23.00	25	Total Points	13.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	202,439	=	9.50																															
	Curr Liab Exc Curr Prtn LTD	(21,301)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	177,065	=	11.64																															
	Average Monthly Operating and Other Expenses	15,216			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.47			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	15,472	=	0.17																															
	Total Tenant Revenue	91,442			IR < 1.50																														
Days Receivable Outstanding: 31.15																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,380)	=	0.35																															
	Total Operating Expenses	15,216			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	0.00 %		100.00%																															
Year-to-Date	1.15 %		98.85%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	16.00	16																														
Total Points	25.00	25	Total Points	25.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
123,018			

Excess Cash			
157,692			

Average Dwelling Rent			
Actual/UML	85,507	161	531.10
Budget/UMA	84,976	174	488.37
Increase (Decrease)	531	(13)	42.73

Average Dwelling Rent			
Actual/UML	90,527	172	526.32
Budget/UMA	92,680	174	532.64
Increase (Decrease)	(2,153)	(2)	(6.32)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 215.80	39.31 %
Supplies and Materials	4.24	0.77
Fleet Costs	0.00	0.00
Outside Services	59.42	10.82
Utilities	73.22	13.34
Protective Services	15.53	2.83
Insurance	34.89	13.34
Other Expenses	68.40	12.46
Total Average Expense	\$ 471.50	92.87 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 173.13	32.57 %
Supplies and Materials	15.36	2.89
Fleet Costs	0.00	0.00
Outside Services	49.77	9.36
Utilities	51.73	9.73
Protective Services	2.47	0.46
Insurance	57.29	9.73
Other Expenses	47.16	8.87
Total Average Expense	\$ 396.92	73.61 %

KFI - FY Comparison for Villa de Valencia - 104 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	564,831	=	0.54																															
	Curr Liab Exc Curr Prtn LTD	(1,040,557)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(475,726)	=	-6.94																															
	Average Monthly Operating and Other Expenses	68,540			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	74,286	=	0.40																															
	Total Tenant Revenue	186,497			IR < 1.50																														
Days Receivable Outstanding: 73.37																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(197,568)	=	2.88																															
	Total Operating Expenses	68,540			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.65%</td> <td>91.35%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>10.74%</td> <td>89.26%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.65%	91.35%				Year-to-Date	10.74%	89.26%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.65%	91.35%																																	
Year-to-Date	10.74%	89.26%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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DSCR	2.00 2	Occupancy	0.00 16																																
Total Points	2.00 25	Total Points	0.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	54,909	=	0.05																															
	Curr Liab Exc Curr Prtn LTD	(1,207,622)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(1,152,713)	=	-17.19																															
	Average Monthly Operating and Other Expenses	67,069			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	74,788	=	0.36																															
	Total Tenant Revenue	205,667			IR < 1.50																														
Days Receivable Outstanding: 67.03																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(121,850)	=	1.82																															
	Total Operating Expenses	67,069			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>4.81 %</td> <td>95.19%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>7.37 %</td> <td>92.63%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	4.81 %	95.19%				Year-to-Date	7.37 %	92.63%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	4.81 %	95.19%																																	
Year-to-Date	7.37 %	92.63%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00 12	Accts Recvble	0.00 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	4.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
(545,116)			
Average Dwelling Rent			
Actual/UML	189,033	557	339.38
Budget/UMA	222,015	624	355.79
Increase (Decrease)	(32,983)	(67)	(16.42)

Excess Cash			
(1,220,164)			
Average Dwelling Rent			
Actual/UML	209,005	578	361.60
Budget/UMA	237,118	624	380.00
Increase (Decrease)	(28,112)	(46)	(18.40)

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 225.29	27.48 %
Supplies and Materials	26.51	3.23
Fleet Costs	1.74	0.21
Outside Services	237.22	28.94
Utilities	89.53	10.92
Protective Services	9.18	1.12
Insurance	15.38	10.34
Other Expenses	33.59	4.10
Total Average Expense	\$ 638.44	86.35 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 247.54	38.50%
Supplies and Materials	52.74	8.20
Fleet Costs	0.77	0.12
Outside Services	119.02	18.51
Utilities	102.08	15.46
Protective Services	3.76	0.59
Insurance	23.39	15.46
Other Expenses	27.25	4.24
Total Average Expense	\$ 576.56	101.08%

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

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	7,020	=	1.54																															
	Curr Liab Exc Curr Prtn LTD	(4,544)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(6,274)	=	-2.13																															
	Average Monthly Operating and Other Expenses	2,940			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.20			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	5,392	=	0.29																															
	Total Tenant Revenue	18,530			IR < 1.50																														
Days Receivable Outstanding: 53.55																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(2,546)	=	0.87																															
	Total Operating Expenses	2,940			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>14.29%</td> <td>85.71%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>7.14%</td> <td>92.86%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	14.29%	85.71%				Year-to-Date	7.14%	92.86%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	14.29%	85.71%																																	
Year-to-Date	7.14%	92.86%	IR >= 0.98																																
<table border="1"> <thead> <tr> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>9.82 12</td> <td>Accts Recvble</td> <td>0.00 5</td> <td colspan="2"></td> </tr> <tr> <td>MENAR</td> <td>0.00 11</td> <td>Accts Payable</td> <td>2.00 4</td> <td colspan="2"></td> </tr> <tr> <td>DSCR</td> <td>0.00 2</td> <td>Occupancy</td> <td>4.00 16</td> <td colspan="2"></td> </tr> <tr> <td>Total Points</td> <td>9.82 25</td> <td>Total Points</td> <td>6.00 25</td> <td colspan="2"></td> </tr> </tbody> </table>						FASS KFI	MP	MASS KFI	MP			QR	9.82 12	Accts Recvble	0.00 5			MENAR	0.00 11	Accts Payable	2.00 4			DSCR	0.00 2	Occupancy	4.00 16			Total Points	9.82 25	Total Points	6.00 25		
FASS KFI	MP	MASS KFI	MP																																
QR	9.82 12	Accts Recvble	0.00 5																																
MENAR	0.00 11	Accts Payable	2.00 4																																
DSCR	0.00 2	Occupancy	4.00 16																																
Total Points	9.82 25	Total Points	6.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	3,474	=	0.35																															
	Curr Liab Exc Curr Prtn LTD	(10,012)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(15,288)	=	-5.03																															
	Average Monthly Operating and Other Expenses	3,040			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.21			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	1,144	=	0.06																															
	Total Tenant Revenue	19,156			IR < 1.50																														
Days Receivable Outstanding: 11.12																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(4,309)	=	1.42																															
	Total Operating Expenses	3,040			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>14.29%</td> <td>85.71%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>11.90%</td> <td>88.10%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	14.29%	85.71%				Year-to-Date	11.90%	88.10%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	14.29%	85.71%																																	
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FASS KFI	MP	MASS KFI	MP																																
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DSCR	0.00 2	Occupancy	0.00 16																																
Total Points	0.00 25	Total Points	2.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
(10,885)				
Average Dwelling Rent				
Actual/UML	18,495	39	474.22	
Budget/UMA	17,813	42	424.11	
Increase (Decrease)	682	(3)	50.12	

Excess Cash				
(20,298)				
Average Dwelling Rent				
Actual/UML	18,926	37	511.51	
Budget/UMA	16,622	42	395.75	
Increase (Decrease)	2,305	(5)	115.76	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.22	27.41 %
Supplies and Materials	0.00	0.00
Fleet Costs	0.00	0.00
Outside Services	90.19	18.98
Utilities	84.24	17.73
Protective Services	0.00	0.00
Insurance	44.20	17.73
Other Expenses	13.83	2.91
Total Average Expense	\$ 362.68	84.76 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 113.42	21.91%
Supplies and Materials	14.17	2.74
Fleet Costs	0.00	0.00
Outside Services	110.15	21.28
Utilities	90.96	17.57
Protective Services	0.00	0.00
Insurance	55.26	17.57
Other Expenses	7.54	1.46
Total Average Expense	\$ 391.50	82.51%

KFI - FY Comparison for Beacon, SAHA Owned - Third Party Managed - 1,517 Units
 Period Ending December 31, 2020

GLJdeKeyFinancialIndicatorsByGroup
 rp_GLJdeKeyFinancialIndicatorsByGroup
 1/21/2021 1:29:39PM

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	8,811,710	=	11.04																															
	Curr Liab Exc Curr Prtn LTD	(798,185)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	7,157,877	=	8.41																															
	Average Monthly Operating and Other Expenses	851,483			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	5,743,998			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(86,251)	=	0.10																															
	Total Operating Expenses	851,483			IR < 0.75																														
<table border="1"> <thead> <tr> <th></th> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.37%</td> <td>91.63%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>9.04%</td> <td>90.96%</td> <td></td> <td></td> <td>IR >= 0.98</td> </tr> </tbody> </table>							Occupancy	Loss	Occ %			Current Month	8.37%	91.63%				Year-to-Date	9.04%	90.96%			IR >= 0.98												
	Occupancy	Loss	Occ %																																
Current Month	8.37%	91.63%																																	
Year-to-Date	9.04%	90.96%			IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	1.00	16																														
Total Points	25.00	25	Total Points	10.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	4,058,974	=	8.14																															
	Curr Liab Exc Curr Prtn LTD	(498,619)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	3,097,060	=	5.47																															
	Average Monthly Operating and Other Expenses	566,676			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	3,527,938			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(58,287)	=	0.10																															
	Total Operating Expenses	566,676			IR < 0.75																														
<table border="1"> <thead> <tr> <th></th> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>10.61 %</td> <td>89.39%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Year-to-Date</td> <td>11.20 %</td> <td>88.80%</td> <td></td> <td></td> <td>IR >= 0.98</td> </tr> </tbody> </table>							Occupancy	Loss	Occ %			Current Month	10.61 %	89.39%				Year-to-Date	11.20 %	88.80%			IR >= 0.98												
	Occupancy	Loss	Occ %																																
Current Month	10.61 %	89.39%																																	
Year-to-Date	11.20 %	88.80%			IR >= 0.98																														
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	0.00	16																														
Total Points	23.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash				
6,062,903				
Average Dwelling Rent				
Actual/UML	5,567,682	8,279	672.51	
Budget/UMA	5,925,287	9,102	650.99	
Increase (Decrease)	(357,605)	(823)	21.52	

Excess Cash				
2,448,188				
Average Dwelling Rent				
Actual/UML	3,510,926	5,525	635.46	
Budget/UMA	3,715,863	6,222	597.21	
Increase (Decrease)	(204,937)	(697)	38.25	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 145.52	18.72 %
Supplies and Materials	16.58	2.13
Fleet Costs	0.00	0.00
Outside Services	91.37	11.75
Utilities	48.90	6.29
Protective Services	7.06	0.91
Insurance	31.72	8.74
Other Expenses	40.81	5.25
Total Average Expense	\$ 381.97	53.79 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 138.68	18.63%
Supplies and Materials	25.02	3.36
Fleet Costs	0.00	0.00
Outside Services	113.59	15.26
Utilities	38.90	8.06
Protective Services	10.70	1.44
Insurance	41.57	8.06
Other Expenses	46.05	6.18
Total Average Expense	\$ 414.50	60.98%

KFI - FY Comparison for Cottage Creek I - 253 Units

Period Ending December 31, 2020

		This Year						
FASS	Quick Ratio (QR)							
	Current Assets, Unrestricted	282,519	=	2.31				
	Curr Liab Exc Curr Prtn LTD	(122,406)			IR >= 2.0			
FASS	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fund Balance	84,431	=	0.85				
	Average Monthly Operating and Other Expenses	99,367			IR >= 4.0			
FASS	Debt Service Coverage Ratio (DSCR)							
		0.00						
					IR >= 1.25			
MASS	Tenant Receivable (TR)							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	552,206			IR < 1.50			
MASS	Days Receivable Outstanding: 0.00							
MASS	Accounts Payable (AP)							
	Accounts Payable	(13,985)	=	0.14				
	Total Operating Expenses	99,367			IR < 0.75			
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	11.46%		88.54%				
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	12.06%		87.94%	IR >= 0.98			
MASS	FASS KFI		MP		MASS KFI		MP	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	FASS KFI		MP		MASS KFI		MP	
	MENAR	0.00	11	Accts Payable	4.00	4		
MASS	FASS KFI		MP		MASS KFI		MP	
	DSCR	2.00	2	Occupancy	0.00	16		
MASS	FASS KFI		MP		MASS KFI		MP	
	Total Points	14.00	25	Total Points	9.00	25		
Capital Fund Occupancy								
5.00								

		Last Year						
FASS	Quick Ratio (QR)							
	Current Assets, Unrestricted	(455,514)	=	-2.49				
	Curr Liab Exc Curr Prtn LTD	(183,154)			IR >= 2.0			
FASS	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fund Balance	(711,775)	=	-5.28				
	Average Monthly Operating and Other Expenses	134,710			IR >= 4.0			
FASS	Debt Service Coverage Ratio (DSCR)							
		0.00						
					IR >= 1.25			
MASS	Tenant Receivable (TR)							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	594,954			IR < 1.50			
MASS	Days Receivable Outstanding: 0.00							
MASS	Accounts Payable (AP)							
	Accounts Payable	(6,805)	=	0.05				
	Total Operating Expenses	134,710			IR < 0.75			
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	8.70 %		91.30%				
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	7.44 %		92.56%	IR >= 0.98			
MASS	FASS KFI		MP		MASS KFI		MP	
	QR	0.00	12	Accts Recvble	5.00	5		
MASS	FASS KFI		MP		MASS KFI		MP	
	MENAR	0.00	11	Accts Payable	4.00	4		
MASS	FASS KFI		MP		MASS KFI		MP	
	DSCR	2.00	2	Occupancy	4.00	16		
MASS	FASS KFI		MP		MASS KFI		MP	
	Total Points	2.00	25	Total Points	13.00	25		
Capital Fund Occupancy								
5.00								

Excess Cash				
(50,572)				
Average Dwelling Rent				
Actual/UML	562,663	1,335	421.47	
Budget/UMA	659,780	1,518	434.64	
Increase (Decrease)	(97,117)	(183)	(13.17)	

Excess Cash				
(887,990)				
Average Dwelling Rent				
Actual/UML	649,843	1,405	462.52	
Budget/UMA	574,186	1,518	378.25	
Increase (Decrease)	75,657	(113)	84.27	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 138.94	20.83 %
Supplies and Materials	18.72	2.81
Fleet Costs	0.00	0.00
Outside Services	82.20	12.32
Utilities	50.27	7.54
Protective Services	6.84	1.03
Insurance	25.55	7.54
Other Expenses	33.06	4.96
Total Average Expense	\$ 355.58	57.02 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 140.05	21.30%
Supplies and Materials	33.03	5.02
Fleet Costs	0.00	0.00
Outside Services	110.59	16.82
Utilities	49.42	7.52
Protective Services	17.46	2.65
Insurance	28.50	7.52
Other Expenses	41.65	6.33
Total Average Expense	\$ 420.71	67.16%

KFI - FY Comparison for Cottage Creek II - 196 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,093,796	=	12.06																															
	Curr Liab Exc Curr Prtn LTD	(90,681)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	951,498	=	13.64																															
	Average Monthly Operating and Other Expenses	69,773			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	374,591			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,759)	=	0.13																															
	Total Operating Expenses	69,773			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>12.76%</td> <td>87.24%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>15.31%</td> <td>84.69%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	12.76%	87.24%				Year-to-Date	15.31%	84.69%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	12.76%	87.24%																																	
Year-to-Date	15.31%	84.69%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	791,780	=	9.99																															
	Curr Liab Exc Curr Prtn LTD	(79,269)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	662,649	=	7.65																															
	Average Monthly Operating and Other Expenses	86,579			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	362,474			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(18,505)	=	0.21																															
	Total Operating Expenses	86,579			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>15.82 %</td> <td>84.18%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>15.48 %</td> <td>84.52%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	15.82 %	84.18%				Year-to-Date	15.48 %	84.52%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	15.82 %	84.18%																																	
Year-to-Date	15.48 %	84.52%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
844,794	

Excess Cash	
558,575	

Average Dwelling Rent			
Actual/UML	369,109	996	370.59
Budget/UMA	439,065	1,176	373.35
Increase (Decrease)	(69,956)	(180)	(2.76)

Average Dwelling Rent			
Actual/UML	367,464	994	369.68
Budget/UMA	383,023	1,176	325.70
Increase (Decrease)	(15,559)	(182)	43.98

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 144.15	22.73 %
Supplies and Materials	14.73	2.32
Fleet Costs	0.00	0.00
Outside Services	65.11	10.27
Utilities	41.66	6.57
Protective Services	7.21	1.14
Insurance	37.09	6.57
Other Expenses	34.51	5.44
Total Average Expense	\$ 344.46	55.03 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 144.71	23.22 %
Supplies and Materials	33.24	5.33
Fleet Costs	0.00	0.00
Outside Services	110.31	17.70
Utilities	42.81	6.87
Protective Services	19.39	3.11
Insurance	17.63	6.87
Other Expenses	32.35	5.19
Total Average Expense	\$ 400.44	68.30 %

KFI - FY Comparison for Courtland Heights PFC - 56 Units

Period Ending December 31, 2020

		This Year						
FASS	Quick Ratio (QR)							
	Current Assets, Unrestricted	77,995	=	2.27				
	Curr Liab Exc Curr Prtn LTD	(34,355)			IR >= 2.0			
FASS	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fund Balance	(7,300)	=	-0.19				
	Average Monthly Operating and Other Expenses	38,935			IR >= 4.0			
FASS	Debt Service Coverage Ratio (DSCR)							
		0.00						
					IR >= 1.25			
MASS	Tenant Receivable (TR)							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	275,533			IR < 1.50			
MASS	Days Receivable Outstanding: 0.00							
MASS	Accounts Payable (AP)							
	Accounts Payable	(1,734)	=	0.04				
	Total Operating Expenses	38,935			IR < 0.75			
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	7.14%		92.86%				
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	8.93%		91.07%	IR >= 0.98			
MASS	FASS KFI		MP		MASS KFI		MP	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	FASS KFI		MP		MASS KFI		MP	
	MENAR	0.00	11	Accts Payable	4.00	4		
MASS	FASS KFI		MP		MASS KFI		MP	
	DSCR	2.00	2	Occupancy	1.00	16		
MASS	FASS KFI		MP		MASS KFI		MP	
	Total Points	14.00	25	Total Points	10.00	25		
Capital Fund Occupancy								
5.00								

		Last Year						
FASS	Quick Ratio (QR)							
	Current Assets, Unrestricted	607,549	=	16.95				
	Curr Liab Exc Curr Prtn LTD	(35,849)			IR >= 2.0			
FASS	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fund Balance	522,493	=	12.40				
	Average Monthly Operating and Other Expenses	42,145			IR >= 4.0			
FASS	Debt Service Coverage Ratio (DSCR)							
		0.00						
					IR >= 1.25			
MASS	Tenant Receivable (TR)							
	Tenant Receivable	0	=	0.00				
	Total Tenant Revenue	268,639			IR < 1.50			
MASS	Days Receivable Outstanding: 0.00							
MASS	Accounts Payable (AP)							
	Accounts Payable	(3,645)	=	0.09				
	Total Operating Expenses	42,145			IR < 0.75			
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Current Month	7.14 %		92.86%				
MASS	Occupancy							
		<u>Loss</u>		<u>Occ %</u>				
	Year-to-Date	8.63 %		91.37%	IR >= 0.98			
MASS	FASS KFI		MP		MASS KFI		MP	
	QR	12.00	12	Accts Recvble	5.00	5		
MASS	FASS KFI		MP		MASS KFI		MP	
	MENAR	11.00	11	Accts Payable	4.00	4		
MASS	FASS KFI		MP		MASS KFI		MP	
	DSCR	2.00	2	Occupancy	1.00	16		
MASS	FASS KFI		MP		MASS KFI		MP	
	Total Points	25.00	25	Total Points	10.00	25		
Capital Fund Occupancy								
5.00								

Excess Cash	
(58,330)	

Excess Cash	
467,591	

Average Dwelling Rent			
Actual/UML	273,333	306	893.24
Budget/UMA	288,619	336	858.99
Increase (Decrease)	(15,286)	(30)	34.26

Average Dwelling Rent			
Actual/UML	263,483	307	858.25
Budget/UMA	276,450	336	822.77
Increase (Decrease)	(12,967)	(29)	35.48

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 275.68	30.62 %
Supplies and Materials	19.97	2.22
Fleet Costs	0.00	0.00
Outside Services	83.44	9.27
Utilities	18.44	2.05
Protective Services	0.00	0.00
Insurance	39.68	6.68
Other Expenses	62.38	6.93
Total Average Expense	\$ 499.59	57.76 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 191.86	21.93 %
Supplies and Materials	26.88	3.07
Fleet Costs	0.00	0.00
Outside Services	153.56	17.55
Utilities	33.09	7.39
Protective Services	0.00	0.00
Insurance	41.80	7.39
Other Expenses	87.07	9.95
Total Average Expense	\$ 534.27	67.27 %

KFI - FY Comparison for O'Connor Rd - 150 Units
Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	251,018	=	3.91																															
	Curr Liab Exc Curr Prtn LTD	(64,164)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	59,852	=	0.56																															
	Average Monthly Operating and Other Expenses	107,163			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.79			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	617,690			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(5,254)	=	0.05																															
	Total Operating Expenses	107,163			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	4.67%		95.33%																															
Year-to-Date	1.67%		98.33%	IR >= 0.98																															
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5.00																																			

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

Excess Cash	
	(91,936)

Excess Cash	
	0

Average Dwelling Rent				
Actual/UML	614,202	885	694.01	
Budget/UMA	592,151	900	657.95	
Increase (Decrease)	22,050	(15)	36.07	

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 161.42	23.13 %
Supplies and Materials	13.58	1.94
Fleet Costs	0.00	0.00
Outside Services	106.98	15.33
Utilities	46.23	6.62
Protective Services	0.00	0.00
Insurance	21.45	6.62
Other Expenses	34.01	4.87
Total Average Expense	\$ 383.68	58.52 %

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

KFI - FY Comparison for Refugio St - 210 Units
 Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	1,200,253	=	7.77																															
	Curr Liab Exc Curr Prtn LTD	(154,380)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	902,287	=	5.72																															
	Average Monthly Operating and Other Expenses	157,686			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.99			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	869,265			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(8,302)	=	0.05																															
	Total Operating Expenses	157,686			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>8.57%</td> <td>91.43%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>9.76%</td> <td>90.24%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	8.57%	91.43%				Year-to-Date	9.76%	90.24%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	8.57%	91.43%																																	
Year-to-Date	9.76%	90.24%	IR >= 0.98																																
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Capital Fund Occupancy																																			
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		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	0	=	0.00																															
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FASS	Months Expendable Net Assets Ratio (MENAR)																																		
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MASS	Tenant Receivable (TR)																																		
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	Total Tenant Revenue	0			IR < 1.50																														
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	Accounts Payable	0	=	0.00																															
	Total Operating Expenses	0			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
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DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	2.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
677,842	

Excess Cash	
0	

Average Dwelling Rent			
Actual/UML	808,812	1,137	711.36
Budget/UMA	892,961	1,260	708.70
Increase (Decrease)	(84,149)	(123)	2.66

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 173.83	20.44 %
Supplies and Materials	8.71	1.02
Fleet Costs	0.00	0.00
Outside Services	79.70	9.37
Utilities	68.06	8.01
Protective Services	21.63	2.54
Insurance	25.35	9.54
Other Expenses	37.45	4.40
Total Average Expense	\$ 414.74	55.34 %

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

KFI - FY Comparison for Science Park - 120 Units
Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	134,008	=	2.09																															
	Curr Liab Exc Curr Prtn LTD	(64,177)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(34,997)	=	-0.40																															
	Average Monthly Operating and Other Expenses	86,788			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.71			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	485,399			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(4,938)	=	0.06																															
	Total Operating Expenses	86,788			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.83%</td> <td>99.17%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.06%</td> <td>96.94%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.83%	99.17%				Year-to-Date	3.06%	96.94%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.83%	99.17%																																	
Year-to-Date	3.06%	96.94%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	12.00	12	Accts Recvble	5.00	5																														
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DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	12.00	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	0	=	0.00																															
	Curr Liab Exc Curr Prtn LTD	0			IR >= 2.0																														
	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	0	=	0.00																															
	Average Monthly Operating and Other Expenses	0			IR >= 4.0																														
	Debt Service Coverage Ratio (DSCR)																																		
		0.00			IR >= 1.25																														
	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	0			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
	Accounts Payable (AP)																																		
	Accounts Payable	0	=	0.00																															
	Total Operating Expenses	0			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.00 %</td> <td>0.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>0.00 %</td> <td>0.00%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.00 %	0.00%				Year-to-Date	0.00 %	0.00%	IR >= 0.98														
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	2.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(162,034)	

Excess Cash	
0	

Average Dwelling Rent			
Actual/UML	484,066	698	693.50
Budget/UMA	475,343	720	660.20
Increase (Decrease)	8,723	(22)	33.31

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

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 174.59	25.11 %
Supplies and Materials	6.62	0.95
Fleet Costs	0.00	0.00
Outside Services	102.05	14.67
Utilities	63.44	9.12
Protective Services	0.38	0.05
Insurance	21.52	9.14
Other Expenses	32.52	4.68
Total Average Expense	\$ 401.12	63.72 %

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

KFI - FY Comparison for Woodhill Apartments PFC - 532 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	3,994,088	=	15.00																															
	Curr Liab Exc Curr Prtn LTD	(266,289)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	3,425,808	=	11.95																															
	Average Monthly Operating and Other Expenses	286,770			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		2.56			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	2,569,315			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(43,280)	=	0.15																															
	Total Operating Expenses	286,770			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	8.08%		91.92%																															
Year-to-Date	8.46%		91.54%	IR >= 0.98																															
<table border="1"> <thead> <tr> <th></th> <th>FASS KFI</th> <th>MP</th> <th>MASS KFI</th> <th>MP</th> <th></th> </tr> </thead> <tbody> <tr> <td>QR</td> <td>12.00</td> <td>12</td> <td>Accts Recvble</td> <td>5.00</td> <td>5</td> </tr> <tr> <td>MENAR</td> <td>11.00</td> <td>11</td> <td>Accts Payable</td> <td>4.00</td> <td>4</td> </tr> <tr> <td>DSCR</td> <td>2.00</td> <td>2</td> <td>Occupancy</td> <td>1.00</td> <td>16</td> </tr> <tr> <td>Total Points</td> <td>25.00</td> <td>25</td> <td>Total Points</td> <td>10.00</td> <td>25</td> </tr> </tbody> </table>							FASS KFI	MP	MASS KFI	MP		QR	12.00	12	Accts Recvble	5.00	5	MENAR	11.00	11	Accts Payable	4.00	4	DSCR	2.00	2	Occupancy	1.00	16	Total Points	25.00	25	Total Points	10.00	25
	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
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Total Points	25.00	25	Total Points	10.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	3,115,159	=	15.55																															
	Curr Liab Exc Curr Prtn LTD	(200,347)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	2,623,693	=	8.73																															
	Average Monthly Operating and Other Expenses	300,415			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.83			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	2,301,871			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(29,334)	=	0.10																															
	Total Operating Expenses	300,415			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	9.96 %		90.04%																															
Year-to-Date	11.69 %		88.31 %	IR >= 0.98																															
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MENAR	11.00	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	0.00	16																														
Total Points	25.00	25	Total Points	9.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash			
3,131,843			

Excess Cash			
2,312,838			

Average Dwelling Rent			
Actual/UML	2,455,498	2,922	840.35
Budget/UMA	2,577,368	3,192	807.45
Increase (Decrease)	(121,870)	(270)	32.90

Average Dwelling Rent			
Actual/UML	2,230,136	2,819	791.11
Budget/UMA	2,482,204	3,192	777.63
Increase (Decrease)	(252,068)	(373)	13.48

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 112.58	12.80 %
Supplies and Materials	22.22	2.53
Fleet Costs	0.00	0.00
Outside Services	102.60	11.67
Utilities	43.81	4.98
Protective Services	5.93	0.67
Insurance	39.91	10.04
Other Expenses	45.12	5.13
Total Average Expense	\$ 372.18	47.82 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 130.07	15.93 %
Supplies and Materials	17.94	2.20
Fleet Costs	0.00	0.00
Outside Services	111.89	13.70
Utilities	32.90	8.67
Protective Services	5.43	0.66
Insurance	56.49	8.67
Other Expenses	48.60	5.95
Total Average Expense	\$ 403.32	55.79 %

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Total
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month		YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	
532	Refugio	50	49	294			98.00%		98.00%	98.00%			287	95.67%				
533	Scattered Sites	117	113	678	71	8,049	96.58%	48,294	48.72%	82.61%	49,454	143	25,429	345	49.15%	23,720	24,880	48,599
537	San Juan Square	46	44	264			95.65%		100.00%	100.00%			268	97.10%				
538	The Alhambra	14	13	78			92.86%		100.00%	100.00%			84	100.00%				
541	HemisView Village	49	48	288			97.96%		100.00%	100.00%			287	97.62%				
549	Converse Ranch I	25	24	144			96.00%		100.00%	100.00%			150	100.00%				
550	Midcrown Seniors Pavillion	39	38	228			97.44%		100.00%	100.00%			234	100.00%				
551	Converse Ranch II	21	20	120			95.24%		100.00%	100.00%			126	100.00%				
552	San Juan Square II	48	47	282			97.92%		100.00%	100.00%			283	98.26%				
553	Sutton Oaks Phase I	49	48	288			97.96%		97.96%	97.96%			273	92.86%				
554	Pin Oak I	50	49	294	233	11,433	98.00%	68,599	100.00%	100.00%	78,015	267	1,867	292	97.33%	467	9,883	10,349
555	Gardens at San Juan Square	63	61	366			96.83%		93.65%	93.65%			358	94.71%				
556	The Park at Sutton Oaks	49	45	270			91.84%		97.96%	97.96%	15-		278	94.56%		15-	15-	
558	East Meadows	71	69	414			97.18%		98.59%	98.59%			405	95.07%				
559	Wheatley Senior Living	40	38	228			95.00%		100.00%	95.24%			239	99.58%				
6010	Alazan-Apache Courts	685	636	3,816	147	93,285	92.85%	559,710	94.60%	94.74%	496,422	127	31,094	3,898	94.84%	12,009-	75,297-	87,307-
6050	Lincoln Heights	338	313	1,878	134	42,056	92.60%	252,339	91.42%	94.21%	240,851	129	22,305	1,862	91.81%	2,142	9,346-	7,204-
6060	Cassiano Homes	499	475	2,850	92	43,629	95.19%	261,773	92.79%	93.72%	340,747	125	25,075	2,721	90.88%	11,849	90,823	102,672
6108	Dr. Charles Andrews Apts.	52	52	312	144	7,500	100.00%	45,000	100.00%	100.00%	34,345	112	865	306	98.08%	865	9,789-	8,924-
6120	Villa Veramendi Apts.	166	164	984			98.80%		98.80%	98.80%	126,864	129		980	98.39%		126,864	126,864
6124	Frank Hornsby	59	58	348	172	9,995	98.31%	59,967	98.31%	98.31%	60,202	172	689	350	98.87%	345-	110-	455-
6126	Glen Park Apts.	26	24	144	144	3,462	92.31%	20,769	100.00%	100.00%	24,574	159	144	155	99.36%	1,587-	2,218	632
6127	Guadalupe Homes	56	54	324	186	10,045	96.43%	60,267	94.64%	94.64%	46,277	148	4,464	312	92.86%	2,232	11,759-	9,526-
6129	Raymundo Rangel Apts	26	26	156			100.00%		100.00%	100.00%	25,796	166		155	99.36%		25,796	25,796

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

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

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Total
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Current Month Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	
6130	South San Apts	30	30	180	178	5,333	100.00	32,000	93.33%	93.33%	32,460	182	356	178	98.89%	356	815	1,171
6132	Sunflower 17 SF Homes	9					.00		.00	.00					.00			
6133	Palm Lake 14 SF Homes	11					.00		.00	.00					.00			
6135	Mirasol Homes Target Site	174	170	1,020	127	21,576	97.70%	129,458	98.28%	98.28%	112,629	109	1,650	1,031	98.75%	1,396-	18,226-	19,622-
6136	Springview	180	168	1,008	176	29,554	93.33%	177,327	93.89%	97.69%	182,149	181	12,843	1,007	93.24%	165	4,988	5,153
6143	Christ The King	48	47	282			97.92%		97.92%	97.92%	50,059	174		287	99.65%		50,059	50,059
6180	Victoria Plaza Apts.	185	185	1,110	180	33,333	100.00	200,000	.00	.00			200,000		.00	200,000		200,000
6190	Villa Tranchese Apts.	201	197	1,182			98.01%		97.51%	97.51%	308,967	261		1,183	98.09%		308,967	308,967
6220	Villa Hermosa Apts.	66	65	390			98.48%		93.94%	93.94%	94,248	251		375	94.70%		94,248	94,248
6230	Sun Park Lane Apts.	65	62	372			95.38%		100.00	100.00	93,224	251		372	95.38%		93,224	93,224
6240	Mission Park Apts.	100	97	582	142	13,742	97.00%	82,452	100.00	100.00	74,248	125	850	594	99.00%	1,700-	9,904-	11,604-
6260	Tarry Towne Apts.	98	98	588	290	28,417	100.00	170,502	98.98%	98.98%	170,976	295	2,610	579	98.47%	2,610	3,083	5,693
6270	Parkview Apts.	153	150	900	196	29,412	98.04%	176,472	96.73%	96.73%	182,339	206	6,863	883	96.19%	3,333	9,200	12,534
6280	Fair Avenue Apts.	216	212	1,272	259	54,834	98.15%	329,003	99.07%	99.07%	329,090	266	15,260	1,237	95.45%	9,053	9,140	18,193
6290	Blanco Apts.	100	97	582			97.00%		98.00%	98.00%	146,667	252		583	97.17%		146,667	146,667
6300	Lewis Chatham Apts.	119	118	708	245	28,881	99.16%	173,283	100.00	100.00	186,394	263	1,469	708	99.16%		13,111	13,111
6310	Riverside Apts.	74	68	408			91.89%		98.65%	98.65%	53,986	126		428	96.40%		53,985	53,985
6320	Madonna Apts.	60	59	354	267	15,734	98.33%	94,401	96.67%	96.67%	100,013	284	2,133	352	97.78%	533	6,145	6,679
6322	Sahara-Ramsey Apts.	16	15	90	365	5,469	93.75%	32,812	93.75%	93.75%	32,890	346	365	95	98.96%	1,823-	1,745-	3,568-
6330	Linda Lou A & B Apts.	10	10	60	208	2,083	100.00	12,500	100.00	100.00	12,285	208	208	59	98.33%	208	6-	202
6331	Escondida Apts.	20	20	120	275	5,500	100.00	33,000	95.00%	95.00%	34,437	305	1,925	113	94.17%	1,925	3,362	5,287
6333	Williamsburg Apts.	15	15	90	222	3,333	100.00	20,000	93.33%	93.33%	16,874	219	2,889	77	85.56%	2,889	237-	2,652
6340	Cheryl West Apts.	82	79	474	208	16,458	96.34%	98,748	97.56%	97.56%	81,179	166	833	488	99.19%	2,917-	20,487-	23,403-
6350	Village East Apts.	24	23	138			95.83%		100.00	100.00	13,295	93		143	99.31%		13,295	13,295

GPR: Gross Potential Rent

A: No of Units - Number of Units

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

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
6352	Olive Park Apts.	26	25	150				96.15%			7,242	48		150	96.15%		7,242	7,242
6360	College Park Additions	78	77	462	182	13,985	98.72%	83,908	92.31%	92.31%	90,634	204	4,359	444	94.87%	3,269	9,995	13,264
6380	Jewett Circle Apts.	75	75	450	241	18,108	100.00	108,648	98.67%	98.67%	115,830	259	483	448	99.56%	483	7,665	8,148
6390	Kenwood North Apts.	53	52	312				98.11%			94,235	256		368	115.72		94,235	94,235
6400	Midway Apts.	20	20	120				100.00			28,364	240		118	98.33%		28,364	28,364
6410	San Pedro Arms Apts.	16	16	96				100.00			24,471	258		95	98.96%		24,471	24,471
6420	W. C. White Apts.	75	75	450	188	14,109	100.00	84,654	100.00	100.00	87,197	199	2,257	438	97.33%	2,257	4,800	7,058
6430	Highview Apts.	68	64	384	188	12,000	94.12%	72,000	91.18%	91.18%	85,568	225	5,063	381	93.38%	563	14,130	14,693
6440	Cross Creek Apts.	66	64	384	115	7,354	96.97%	44,122	96.97%	96.97%	48,855	128	1,609	382	96.46%	230	4,963	5,193
6450	Park Square Apts.	26	23	138	218	5,013	88.46%	30,077	88.46%	88.46%	35,647	255	3,487	140	89.74%	436-	5,134	4,698
6460	Kenwood Manor Apts.	9	9	54	111	1,000	100.00	6,000	.00	.00	7,544		6,000		.00	6,000		6,000
6470	Westway Apts.	152	147	882	125	18,399	96.71%	110,391	96.05%	96.05%	119,278	134	2,754	890	97.59%	1,001-	7,886	6,884
6480	Marie McGuire Apts.	63	62	372				98.41%			92,033	254		362	95.77%		92,033	92,033
6490	M. C. Beldon Apts.	35	34	204				97.14%			27,929	136		206	98.10%		27,929	27,929
6500	F. J. Furey Apts.	66	62	372				93.94%			44,939	116		387	97.73%		44,939	44,939
6510	H. B. Gonzalez Apts.	51	51	306	194	9,908	100.00	59,450	100.00	100.00	61,646	209	2,137	295	96.41%	2,137	4,333	6,470
6520	W. R. Sinkin Apts.	50	49	294	195	9,555	98.00%	57,330	90.00%	90.00%	55,856	197	3,315	283	94.33%	2,145	671	2,816
6530	Pin Oak II Apts.	22	20	120	174	3,485	90.91%	20,909	100.00	100.00	22,136	172	523	129	97.73%	1,568-	341-	1,909-
6540	George Cisneros Apts.	55	55	330	168	9,250	100.00	55,499	100.00	100.00	59,778	183	505	327	99.09%	505	4,783	5,288
6550	Matt Garcia Apts.	55	55	330	191	10,500	100.00	63,000	98.18%	98.18%	54,825	177	4,009	309	93.64%	4,009	4,166-	157-
6560	L. C. Rutledge Apts.	66	65	390				98.48%			62,886	162		388	97.98%		62,886	62,886
6570	T. L. Shaley Apts.	66	62	372				93.94%		95.38%	29,914	80		374	94.44%		29,914	29,914
6580	Lila Cockrell Apts.	70	69	414				98.57%		100.00	66,976	163		412	98.10%		66,976	66,976
6590	O. P. Schnabel Apts.	70	70	420	187	13,083	100.00	78,498	98.57%	98.57%	77,947	190	1,682	411	97.86%	1,682	1,131	2,813

GPR: Gross Potential Rent

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D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Public Housing
Revenue and Vacancy Loss Analysis
As of 12/31/2020

	Budgeted							Actual							Rent Variance		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
								Current Month									
Total	6,027	5,794	34,764	115	668,861	96.13%	4,013,163	92.27%	95.62%	5,233,670	160	400,368	33,157	91.69%	260,844	1,473,807	1,734,652

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M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Beacon
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Total
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Current Month Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	
111	SAHFC Monterrey Park	200	193	1,158			96.50%		95.00%	95.00%	771,657	688		1,122	93.50%		771,657	771,657
112	SAHFC Burning Tree	108	98	588	628	61,522	90.74%	369,135	90.74%	90.74%	429,620	722	33,272	595	91.82%	4,394-	56,091	51,696
113	SAHFC Castlepoint	220	213	1,278	583	124,200	96.82%	745,202	97.73%	97.73%	759,210	606	39,651	1,252	94.85%	15,161	29,169	44,329
114	SAHFC Encanta Villas	56	52	312	695	36,126	92.86%	216,756	80.36%	80.36%	224,123	778	33,347	288	85.71%	16,674	24,040	40,714
121	Converse Ranch II, LLC	83	77	462	1,037	79,884	92.77%	479,302	115.66	92.31%	417,635	719	86,108-	581	116.67	123,457-	185,123-	308,580-
123	SAHDC Rosemont @ Highland Park	202	205	1,230			81.35%		55.56%	55.56%	726,775	856		849	56.15%		726,775	726,775
140	SAHFC Vera Cruz	29	29	174	514	14,908	100.00	89,448	89.66%	89.66%	85,507	531	6,683	161	92.53%	6,683	2,742	9,424
141	Homestead	157	151	906			96.18%		94.90%	94.90%	498,834	568		878	93.21%		498,834	498,834
151	Claremont	4	4	24	781	3,125	100.00	18,750	100.00	100.00	17,880	745		24	100.00		870-	870-
159	SAHFC Science Park II, LP	120	119	714			99.17%		99.17%	99.17%	499,616	716		698	96.94%		499,616	499,616
160	SAHFC O'Connor Rd, LP	150	148	888			98.67%		95.33%	95.33%	622,624	704		885	98.33%		622,624	622,624
161	SAHFC Refugio Street, LP	160	153	918			95.63%		120.00	91.43%	920,157	809		1,137	118.44		920,157	920,157
214	Converse Ranch I LLC	99	91	546	953	86,747	91.92%	520,480	117.17	93.55%	482,199	701	89,606-	688	115.82	135,363-	173,644-	309,007-
315440	Villa De Valencia	104	95	570	254	24,120	91.35%	144,717	91.35%	91.35%	459,136	824	17,011	557	89.26%	3,301	317,719	321,020
465450	Reagan West Apts.	15	14	84	270-	3,774-	93.33%	22,641-	100.00	100.00	49,746	559	270-	89	98.89%	1,348	73,735	75,083
1065120	Sunshine Plaza	100	98	588	399	39,089	98.00%	234,536	99.00%	99.00%	395,379	670	3,989	590	98.33%	798-	160,046	159,248
1075130	Pecan Hill	100	93	558			93.00%		93.00%	93.00%	423,917	779		544	90.67%		423,917	423,917
1205340	SAHDC Dietrich Road	30	25	150	605	15,133	83.33%	90,800	80.00%	80.00%	94,735	682	24,819	139	77.22%	6,659	10,594	17,252
1335211	SAHFC La Providencia	90	85	510	556	47,299	94.44%	283,795	94.44%	94.44%	278,557	557	22,258	500	92.59%	5,565	327	5,892
1355290	SAHFC Towering Oaks Apts.	128	112	672	816	91,371	87.50%	548,224	96.88%	96.88%	608,979	831	28,553	733	95.44%	49,764-	10,991	38,774-
1375280	SAHFC Churchill Estate Apts	40	40	240	816	32,642	100.00	195,852	95.00%	95.00%	177,266	856	26,930	207	86.25%	26,930	8,344	35,273
1425475	SAHDC Bella Claire Apts.	67	65	390	609	39,614	97.01%	237,686	95.52%	95.52%	217,476	578	15,846	376	93.53%	8,532	11,678-	3,145-
1505462	Warren House	7	6	36			85.71%		85.71%	85.71%	18,495	474		39	92.86%		18,495	18,495
2095265	Sendero I PFC (Crown Meadows)	192	182	1,092	920	167,465	94.79%	1,004,793	95.31%	95.31%	995,755	936	80,972	1,064	92.36%	25,764	16,726	42,490

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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

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San Antonio Housing Authority
Beacon
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
2375630	SH/CH PFC Cottage Creek	253	235	1,410			92.89%		88.54%	88.54%	1,047,294	784		1,335	87.94%		1,047,294	1,047,294
2385640	SH/CH PFC Cottage Creek II	196	167	1,002			85.20%		87.24%	87.24%	756,112	759		996	84.69%		756,112	756,112
2395485	SH/CH PFC Courtland Heights	56	51	306	909	46,353	91.07%	278,120	92.86%	92.86%	302,956	990	27,267	306	91.07%		24,836	24,836
2495650	Woodhill Apts. PFC	532	470	2,820			88.35%		91.92%	91.92%	2,700,309	924		2,922	91.54%		2,700,309	2,700,309
	Total	3,548	3,271	19,626	277	905,825	92.19%	5,434,953	92.87%	102.71	14,981,947	901	184,613	19,555	91.86%	197,162-	9,349,833	9,152,671

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E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority
Beacon
SAHA Managed
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Total
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	
111	SAHFC Monterrey Park	200	193	1,158			96.50%		95.00%	95.00%	771,657	688		1,122	93.50%		771,657	771,657
112	SAHFC Burning Tree	108	98	588	628	61,522	90.74%	369,135	90.74%	90.74%	429,620	722	33,272	595	91.82%	4,394-	56,091	51,696
113	SAHFC Castlepoint	220	213	1,278	583	124,200	96.82%	745,202	97.73%	97.73%	759,210	606	39,651	1,252	94.85%	15,161	29,169	44,329
114	SAHFC Encanta Villas	56	52	312	695	36,126	92.86%	216,756	80.36%	80.36%	224,123	778	33,347	288	85.71%	16,674	24,040	40,714
121	Converse Ranch II, LLC	83	77	462	1,037	79,884	92.77%	479,302	115.66	92.31%	417,635	719	86,108-	581	116.67	123,457-	185,123-	308,580-
123	SAHDC Rosemont @ Highland Park	202	205	1,230			81.35%		55.56%	55.56%	726,775	856		849	56.15%		726,775	726,775
140	SAHFC Vera Cruz	29	29	174	514	14,908	100.00	89,448	89.66%	89.66%	85,507	531	6,683	161	92.53%	6,683	2,742	9,424
141	Homestead	157	151	906			96.18%		94.90%	94.90%	498,834	568		878	93.21%		498,834	498,834
151	Claremont	4	4	24	781	3,125	100.00	18,750	100.00	100.00	17,880	745		24	100.00		870-	870-
214	Converse Ranch I LLC	99	91	546	953	86,747	91.92%	520,480	117.17	93.55%	482,199	701	89,606-	688	115.82	135,363-	173,644-	309,007-
315440	Villa De Valencia	104	95	570	254	24,120	91.35%	144,717	91.35%	91.35%	459,136	824	17,011	557	89.26%	3,301	317,719	321,020
465450	Reagan West Apts.	15	14	84	270-	3,774-	93.33%	22,641-	100.00	100.00	49,746	559	270-	89	98.89%	1,348	73,735	75,083
1065120	Sunshine Plaza	100	98	588	399	39,089	98.00%	234,536	99.00%	99.00%	395,379	670	3,989	590	98.33%	798-	160,046	159,248
1075130	Pecan Hill	100	93	558			93.00%		93.00%	93.00%	423,917	779		544	90.67%		423,917	423,917
1205340	SAHDC Dietrich Road	30	25	150	605	15,133	83.33%	90,800	80.00%	80.00%	94,735	682	24,819	139	77.22%	6,659	10,594	17,252
1335211	SAHFC La Providencia	90	85	510	556	47,299	94.44%	283,795	94.44%	94.44%	278,557	557	22,258	500	92.59%	5,565	327	5,892
1355290	SAHFC Towering Oaks Apts.	128	112	672	816	91,371	87.50%	548,224	96.88%	96.88%	608,979	831	28,553	733	95.44%	49,764-	10,991	38,774-
1375280	SAHFC Churchill Estate Apts	40	40	240	816	32,642	100.00	195,852	95.00%	95.00%	177,266	856	26,930	207	86.25%	26,930	8,344	35,273
1425475	SAHDC Bella Claire Apts.	67	65	390	609	39,614	97.01%	237,686	95.52%	95.52%	217,476	578	15,846	376	93.53%	8,532	11,678-	3,145-
1505462	Warren House	7	6	36			85.71%		85.71%	85.71%	18,495	474		39	92.86%		18,495	18,495
2095265	Sendero I PFC (Crown Meadows)	192	182	1,092	920	167,465	94.79%	1,004,793	95.31%	95.31%	995,755	936	80,972	1,064	92.36%	25,764	16,726	42,490
	Total	2,081	1,928	11,568	446	859,472	92.65%	5,156,833	91.54%	102.21	8,132,879	721	157,346	11,276	90.31%	197,162-	2,778,885	2,581,723

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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
Outside Managed Properties
Revenue and Vacancy Loss Analysis
As of 12/31/2020

Business Unit	Business Unit Name	Budgeted							Actual							Rent Variance		
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
		No of Units	Occ Units	Unit Mos	GPR Per Unit	Rent Per Mo	Occ %	YTD Rent	Current Month Occ %	Avble Occ %	YTD Rent	Rent Per Unit	Vacancy Loss	Unit Mos	YTD Occ %	Due To Occ	Due To Rate	Total
159	SAHFC Science Park II, LP	120	119	714			99.17%		99.17%	99.17%	499,616	716		698	96.94%		499,616	499,616
160	SAHFC O'Connor Rd, LP	150	148	888			98.67%		95.33%	95.33%	622,624	704		885	98.33%		622,624	622,624
161	SAHFC Refugio Street, LP	160	153	918			95.63%		120.00	91.43%	920,157	809		1,137	118.44		920,157	920,157
2375630	SH/CH PFC Cottage Creek	253	235	1,410			92.89%		88.54%	88.54%	1,047,294	784		1,335	87.94%		1,047,294	1,047,294
2385640	SH/CH PFC Cottage Creek II	196	167	1,002			85.20%		87.24%	87.24%	756,112	759		996	84.69%		756,112	756,112
2395485	SH/CH PFC Courtland Heights	56	51	306	909	46,353	91.07%	278,120	92.86%	92.86%	302,956	990	27,267	306	91.07%		24,836	24,836
2495650	Woodhill Apts. PFC	532	470	2,820			88.35%		91.92%	91.92%	2,700,309	924		2,922	91.54%		2,700,309	2,700,309
	Total	1,467	1,343	8,058	35	46,353	91.55%	278,120	94.75%	103.41	6,849,068	1,279	27,267	8,279	94.06%		6,570,948	6,570,948

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

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

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

**San Antonio Housing Authority
Property Management Monthly Report
Partnership
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Rental Income History										
Operating Account	Replacement Reserves	Tenant Receivable	Current Year			Last Year			Two Years Ago			2 Years Ago 2 Mo Prior	
			Novembe	October	September	December	October	October	September	December	October		October
453,593	1,088,952	103,591	305,053	312,675	306,964	657,256	643,263	655,134	652,031	624,910	617,140	618,663	624,569

Occupancy Information

Account Description	Total Units	Current Month							Last Month			Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Pct Occ	Available Units	Occupied Units	Pct Occ	Available Units	Occupied Units	Pct Occ
1 Bedroom	211	211	192	19				91.00%	211	191	90.52%	2,532	2,363	93.33%
2 Bedrooms	221	221	198	23				89.59%	221	198	89.59%	2,652	2,332	87.93%
3 Bedrooms	9	9	9					100.00%	9	9	100.00%	108	105	97.22%
Total Units	441	441	399	42				90.48%	441	398	90.25%	5,292	4,800	90.70%

San Antonio Housing Authority
Property Management Monthly Report
HemisView Market Units
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
258,661	250,898				171,835	175,662	174,346	15	0	21	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	91	91	74	17				517	81.32%			1,092	972	89.01%
2 Bedrooms	93	93	75	18				548	80.65%			1,116	897	80.38%
Total	184	184	149	35				1,065	80.98%			2,208	1,869	84.65%

Maintenance Summary

San Antonio Housing Authority
Property Management Monthly Report
HemisView Village
For the Period Ending 12/31/2020

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
79,870	91,587				12,017	13,579	13,299	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	20	20	20						100.00%			240	240	100.00
2 Bedrooms	32	32	32						100.00%			384	364	94.79%
3 Bedrooms	9	9	9						100.00%			108	105	97.22%
Total	61	61	61						100.00%			732	709	96.86%

Maintenance Summary

**San Antonio Housing Authority
Property Management Monthly Report
Midcrowne Seniors Pavillion LP
For the Period Ending 12/31/2020**

Monthly

Year-to-Date

Account Balances			Year-to-Date Actual Revenue (Lost)		Rental Income History			Leasing Summary				
Co Oper Account	Replacement Reserves	Tenant Receivable	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Preleased Unit	Notices to Vacate	Move Outs	Traffic	Lease Up Days
115,062	222,034	38,174			121,201	123,434	119,319	0	0	0	0	.00

Occupancy Information

Account Description	Total Units	Current Month										Year-to-Date		
		Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	100	100	98	2			61	98.00%			1,200	1,151	95.92%	
2 Bedrooms	96	96	91	5			152	94.79%			1,152	1,071	92.97%	
Total	196	196	189	7			213	96.43%			2,352	2,222	94.47%	

Maintenance Summary

		This Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	978,321	=	0.14	
	Curr Liab Exc Curr Prtn LTD	(7,182,802)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(6,322,238)	=	-18.14	
	Average Monthly Operating and Other Expenses	348,619			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.17			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	38,174	=	0.01	
	Total Tenant Revenue	3,823,207			IR < 1.50
MASS	Days Receivable Outstanding: 3.66				
	Accounts Payable (AP)				
	Accounts Payable	(35,394)	=	0.10	
	Total Operating Expenses	348,619			IR < 0.75
MASS	Occupancy	Loss	Occ %		
	Current Month	9.52%	90.48%		
	Year-to-Date	9.30%	90.70%	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	1.00	16
Total Points	0.00	25	Total Points	10.00	25
Capital Fund Occupancy					
5.00					

		Last Year			
FASS	Quick Ratio (QR)				
	Current Assets, Unrestricted	1,879,906	=	0.14	
	Curr Liab Exc Curr Prtn LTD	(13,834,275)			IR >= 2.0
FASS	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balance	(12,428,715)	=	-17.33	
	Average Monthly Operating and Other Expenses	717,014			IR >= 4.0
FASS	Debt Service Coverage Ratio (DSCR)				
		0.91			
					IR >= 1.25
MASS	Tenant Receivable (TR)				
	Tenant Receivable	19,553	=	0.00	
	Total Tenant Revenue	8,024,196			IR < 1.50
MASS	Days Receivable Outstanding: 0.90				
	Accounts Payable (AP)				
	Accounts Payable	(52,864)	=	0.07	
	Total Operating Expenses	717,014			IR < 0.75
MASS	Occupancy	Loss	Occ %		
	Current Month	4.89 %	95.11%		
	Year-to-Date	4.33 %	95.67%	IR >= 0.98	
		FASS KFI	MP	MASS KFI	MP
QR	0.00	12	Accts Recvble	5.00	5
MENAR	0.00	11	Accts Payable	4.00	4
DSCR	0.00	2	Occupancy	8.00	16
Total Points	0.00	25	Total Points	17.00	25
Capital Fund Occupancy					
5.00					

Excess Cash				
(6,832,715)				
Average Dwelling Rent				
Actual/UML	3,693,868	4,800	769.56	
Budget/UMA	3,747,719	5,292	708.19	
Increase (Decrease)	(53,851)	(492)	61.37	

Excess Cash				
(13,426,516)				
Average Dwelling Rent				
Actual/UML	7,673,425	10,574	725.69	
Budget/UMA	7,734,057	11,052	699.79	
Increase (Decrease)	(60,632)	(478)	25.90	

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 139.95	16.45 %
Supplies and Materials	13.79	1.62
Fleet Costs	0.06	0.01
Outside Services	61.41	7.22
Utilities	55.60	6.54
Protective Services	14.62	1.72
Insurance	37.59	8.14
Other Expenses	65.20	7.66
Total Average Expense	\$ 388.22	49.35 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 146.52	18.32 %
Supplies and Materials	15.86	1.98
Fleet Costs	0.04	0.00
Outside Services	102.45	12.81
Utilities	52.11	7.81
Protective Services	12.44	1.56
Insurance	30.03	7.81
Other Expenses	51.05	6.38
Total Average Expense	\$ 410.49	56.69 %

KFI - FY Comparison for HemisView Market Units - 184 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	793,150	=	0.29																															
	Curr Liab Exc Curr Prtn LTD	(2,718,519)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(1,925,369)	=	-10.56																															
	Average Monthly Operating and Other Expenses	182,391			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.91			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	2,240,637			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	0	=	0.00																															
	Total Operating Expenses	182,391			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>19.02%</td> <td>80.98%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>15.35%</td> <td>84.65%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	19.02%	80.98%				Year-to-Date	15.35%	84.65%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	19.02%	80.98%																																	
Year-to-Date	15.35%	84.65%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
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Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	428,957	=	0.17																															
	Curr Liab Exc Curr Prtn LTD	(2,465,488)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(2,036,531)	=	-10.73																															
	Average Monthly Operating and Other Expenses	189,843			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.01			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	2,465,931			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(7,399)	=	0.04																															
	Total Operating Expenses	189,843			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>11.41 %</td> <td>88.59%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>9.92 %</td> <td>90.08%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	11.41 %	88.59%				Year-to-Date	9.92 %	90.08%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	11.41 %	88.59%																																	
Year-to-Date	9.92 %	90.08%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00 12	Accts Recvble	5.00 5																																
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Total Points	1.00 25	Total Points	10.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(2,139,773)	

Excess Cash	
(2,259,660)	

Average Dwelling Rent			
Actual/UML	2,142,676	1,869	1,146.43
Budget/UMA	2,421,426	2,208	1,096.66
Increase (Decrease)	(278,750)	(339)	49.77

Average Dwelling Rent			
Actual/UML	2,313,142	1,989	1,162.97
Budget/UMA	2,488,980	2,208	1,127.26
Increase (Decrease)	(175,838)	(219)	35.71

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 175.45	14.63 %
Supplies and Materials	10.19	0.85
Fleet Costs	0.16	0.01
Outside Services	89.14	7.44
Utilities	39.20	3.27
Protective Services	19.31	1.61
Insurance	34.98	6.18
Other Expenses	80.29	6.70
Total Average Expense	\$ 448.72	40.70 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 147.94	11.93 %
Supplies and Materials	13.68	1.10
Fleet Costs	0.00	0.00
Outside Services	134.00	10.81
Utilities	44.95	6.44
Protective Services	20.08	1.62
Insurance	32.47	6.44
Other Expenses	78.07	6.30
Total Average Expense	\$ 471.19	44.63 %

KFI - FY Comparison for HemisView Village - 61 Units

Period Ending December 31, 2020

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(204,522)	=	-0.05																															
	Curr Liab Exc Curr Prtn LTD	(4,300,075)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(4,504,597)	=	-87.41																															
	Average Monthly Operating and Other Expenses	51,535			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.25			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	170,606			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	0	=	0.00																															
	Total Operating Expenses	51,535			IR < 0.75																														
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Occupancy	Loss	Occ %																																	
Current Month	0.00%	100.00%																																	
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Total Points	0.00 25	Total Points	21.00 25																																
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	(49,590)	=	-0.01																															
	Curr Liab Exc Curr Prtn LTD	(3,944,679)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(3,994,269)	=	-79.66																															
	Average Monthly Operating and Other Expenses	50,138			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.28			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	0	=	0.00																															
	Total Tenant Revenue	172,294			IR < 1.50																														
Days Receivable Outstanding: 0.00																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(251)	=	0.01																															
	Total Operating Expenses	50,138			IR < 0.75																														
<table border="1"> <thead> <tr> <th>Occupancy</th> <th>Loss</th> <th>Occ %</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Current Month</td> <td>0.00 %</td> <td>100.00%</td> <td colspan="3"></td> </tr> <tr> <td>Year-to-Date</td> <td>3.01 %</td> <td>96.99%</td> <td colspan="3">IR >= 0.98</td> </tr> </tbody> </table>						Occupancy	Loss	Occ %				Current Month	0.00 %	100.00%				Year-to-Date	3.01 %	96.99%	IR >= 0.98														
Occupancy	Loss	Occ %																																	
Current Month	0.00 %	100.00%																																	
Year-to-Date	3.01 %	96.99%	IR >= 0.98																																
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FASS KFI	MP	MASS KFI	MP																																
QR	0.00 12	Accts Recvble	5.00 5																																
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Total Points	0.00 25	Total Points	21.00 25																																
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(4,566,803)	

Excess Cash	
(4,055,503)	

Average Dwelling Rent			
Actual/UML	158,564	709	223.65
Budget/UMA	160,572	732	219.36
Increase (Decrease)	(2,008)	(23)	4.28

Average Dwelling Rent			
Actual/UML	158,032	710	222.58
Budget/UMA	151,703	732	207.24
Increase (Decrease)	6,329	(22)	15.34

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 147.19	30.41 %
Supplies and Materials	9.31	1.92
Fleet Costs	0.02	0.00
Outside Services	48.09	9.94
Utilities	54.24	11.21
Protective Services	16.14	3.34
Insurance	30.74	11.21
Other Expenses	58.34	12.05
Total Average Expense	\$ 364.06	80.08 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 129.43	26.72%
Supplies and Materials	13.35	2.75
Fleet Costs	0.00	0.00
Outside Services	49.26	10.17
Utilities	65.47	13.51
Protective Services	17.21	3.55
Insurance	30.32	13.51
Other Expenses	58.35	12.05
Total Average Expense	\$ 363.40	82.27%

		This Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	389,114	=	2.38																															
	Curr Liab Exc Curr Prtn LTD	(163,631)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	107,727	=	1.03																															
	Average Monthly Operating and Other Expenses	104,919			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		1.38			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	38,174	=	0.03																															
	Total Tenant Revenue	1,411,964			IR < 1.50																														
Days Receivable Outstanding: 9.88																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(34,816)	=	0.33																															
	Total Operating Expenses	104,919			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	3.57%		96.43%																															
Year-to-Date	5.53%		94.47%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	12.00	12	Accts Recvble	5.00	5																														
MENAR	6.04	11	Accts Payable	4.00	4																														
DSCR	2.00	2	Occupancy	8.00	16																														
Total Points	20.04	25	Total Points	17.00	25																														
Capital Fund Occupancy																																			
5.00																																			

		Last Year																																	
FASS	Quick Ratio (QR)																																		
	Current Assets, Unrestricted	185,187	=	1.47																															
	Curr Liab Exc Curr Prtn LTD	(126,144)			IR >= 2.0																														
FASS	Months Expendable Net Assets Ratio (MENAR)																																		
	Expendable Fund Balance	(53,262)	=	-0.43																															
	Average Monthly Operating and Other Expenses	123,193			IR >= 4.0																														
FASS	Debt Service Coverage Ratio (DSCR)																																		
		0.87			IR >= 1.25																														
MASS	Tenant Receivable (TR)																																		
	Tenant Receivable	19,553	=	0.01																															
	Total Tenant Revenue	1,386,672			IR < 1.50																														
Days Receivable Outstanding: 5.16																																			
MASS	Accounts Payable (AP)																																		
	Accounts Payable	(27,522)	=	0.22																															
	Total Operating Expenses	123,193			IR < 0.75																														
MASS	Occupancy																																		
		<u>Loss</u>		<u>Occ %</u>																															
	Current Month	4.59 %		95.41%																															
Year-to-Date	3.83 %		96.17%	IR >= 0.98																															
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	FASS KFI	MP	MASS KFI	MP																															
QR	9.45	12	Accts Recvble	5.00	5																														
MENAR	0.00	11	Accts Payable	4.00	4																														
DSCR	0.00	2	Occupancy	12.00	16																														
Total Points	9.45	25	Total Points	21.00	25																														
Capital Fund Occupancy																																			
5.00																																			

Excess Cash	
(116,365)	

Excess Cash	
(298,206)	

Average Dwelling Rent			
Actual/UML	1,392,628	2,222	626.75
Budget/UMA	1,556,147	2,352	661.63
Increase (Decrease)	(163,519)	(130)	(34.88)

Average Dwelling Rent			
Actual/UML	1,373,676	2,262	607.28
Budget/UMA	1,340,163	2,352	569.80
Increase (Decrease)	33,513	(90)	37.49

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 107.77	15.97 %
Supplies and Materials	18.24	2.70
Fleet Costs	0.00	0.00
Outside Services	42.34	6.27
Utilities	69.83	10.35
Protective Services	10.20	1.51
Insurance	41.97	10.35
Other Expenses	54.69	8.10
Total Average Expense	\$ 345.04	55.26 %

PUM / Percentage of Revenue		
Expense	Amount	Percent
Salaries and Benefits	\$ 102.05	15.92 %
Supplies and Materials	20.09	3.13
Fleet Costs	0.00	0.00
Outside Services	113.48	17.70
Utilities	64.91	10.12
Protective Services	13.08	2.04
Insurance	42.77	10.12
Other Expenses	66.24	10.33
Total Average Expense	\$ 422.63	69.37 %