

SUPPLEMENTAL **REPORTS**





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 HINOJOSAChief Financial Officer

DIANA K. FIEDLERDirector 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

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Monthly	Year-to-Date
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Acce	ount Balances		Rental Income History										
			Current Year Last Year						Two Years Ag	go			
Operating	Replacement	Tenant	Novembe	October	September	December	November	October	September	December	November	October	September
Account	Reserves	Receivable											
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

				Curr	ent Month					Last Month			Year-to-Date	
Account	Total -	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
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

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Year-to-Date

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Year-to-Date

Ac	count Balances		Actual Reve	enue (Lost)	ory		Leasii	ng Summa	ry			
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,172,161		252,676			89,417	89,358	89,483	5	4	22	59	19.00

Monthly

Occupancy Information

Current Month Year-to-Date													
Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1						1		.00					.00
40	40	27	2				0.1				240	221	
40	40	37	3				91	92.50%			240	231	96.25%
16	16	16						100.00%			96	96	100.00
495	495	472	23				700	95.35%			2,970	2,830	95.29%
180	180	167	13				395	92.78%			1,080	999	92.50%
9	9	9						100.00%			54	54	100.00
741	740	701	39			1	1,186	94.73%			4,440	4,210	94.82%
	1 40 16 495 180 9	Units Units 1 40 40 16 495 495 180 180 9 9	Units Units Units 1 40 37 16 16 16 495 495 472 180 180 167 9 9 9	Units Units Units 1 40 37 3 16 16 16 495 472 23 180 180 167 13 9 9 9 9	Units Units Units Units Units 1 40 40 37 3 16 16 16 495 472 23 180 180 167 13 9 9 9	Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units 1 40 40 37 3 3 16 16 495 495 472 23 180 180 167 13 9	Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units Agency Unit 1 40 40 37 3 3 16 16 495 495 472 23 495 180 180 167 13 13 13 9 <t< td=""><td>Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units Agency Unit Vacant Days 1 1 1 1 1 1 91</td></t<> <td>Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units Agency Unit Vacant Days Pct Days 1 1 1 .00 40 40 37 3 91 92.50% 16 16 16 100.00% 495 495 472 23 700 95.35% 180 180 167 13 395 92.78% 9 9 9 100.00%</td> <td> Total Units Vacant Units Vacan</td> <td> Total Units Vacant Units Vacan</td> <td> Total Units Vacant Units Vacan</td> <td> Total Units Vacant Units Vacan</td>	Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units Agency Unit Vacant Days 1 1 1 1 1 1 91	Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units Agency Unit Vacant Days Pct Days 1 1 1 .00 40 40 37 3 91 92.50% 16 16 16 100.00% 495 495 472 23 700 95.35% 180 180 167 13 395 92.78% 9 9 9 100.00%	Total Units Vacant Units Vacan	Total Units Vacant Units Vacan	Total Units Vacant Units Vacan	Total Units Vacant Units Vacan

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

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		ate	ear-to-Da	Ye				Monthly							
										-Date	Year-to-				
		Leasing Summary						Rental Income History 11/30/2020 10/31/2020 9/30/2020			Actual Revenue (Lost) Due to Due to			ccount Bala	
	Lease Up Days	Traffic	Move Outs	otices Vacate		Preleased Unit	9/30/2020	10/31/2020	11/30/2020	Occupancy	Due to Rate	nant eivable		Replacer Reserv	Co Oper Account
	5.00	10	1	1			27,680	29,098	29,179	Occupancy	Nate	537		Kesei v	130,449
								ancy Informa	0						
							on	ancy informa	-						
Pct	ar-to-Date Occupied	Available Available	ulzot	Mar	Avg	Pct A	acant	Agency	Offline/Fire		Vacant	Occupied	Available	Total	Account
Occ	Units	Units		Ra	Rate			Unit	Units	Units	Units	Units	Units	Units	Description
96.779	360	372				96.77%	61				2	60	62	62	Efficiency
98.679	296	300				00.00%						50	50	50	1 Bedroom
91.679	22	24				00.00%						4	4	4	2 Bedrooms
97.419	678	696				98.28%	61				2	114	116	116	Total
= =====															=
									-		* • • • • • •				
					_					Summary	1aintenance S	N			
					_					Summary	Aaintenance S	N			

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

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	Monthly										Year-to-I	Pate		
				Year-to	o-Date									
	Account Bal		F	Actual Reve			10/31/2020		D l		easing Sumr	-	I II	
Co Oper Account	Replace Reser		Tenant eceivable	Due to Due to e Rate Occupancy		11/30/2020	0 10/31/2020	9/30/2020	Preleas Unit				Lease Up Days	
167,462			(591)			<u> </u>			0	0	0	1	.00	
						Occu	pancy Informa	ation						
						Current Month						Y	ear-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
3 Bedrooms	9	9		9				274	.00			89)	.0
4 Bedrooms	2	2		2				61	.00			22	2	.0
Total	11	- 11		- 11				335	.00			111		.0

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

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Year-to-Date

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For the Period Ending 12/31/2020

Voor	40	Data

Ac	count Balances	enue (Lost)	Renta	l Income Hist	ory		Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
413,474		154,372			56,798	57,159	57.018	9	3	12	132	168.00

Monthly

Occupancy Information

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

> Co Oper Account

127,284

56,896

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

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Year-to-Date

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Monthly

		Year-t	o-Date									
Account Balances		Actual Rev	enue (Lost)	Rental Income History			Leasing Summary					
Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up	
Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Davs	

16,888

Occupancy Information

18,722

20,527

5

30

					Occ	upancy infor	шаноп						
Current Month Year-to-Date													
Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Units	Units	Units	Units	Units	Units	Unit	Days	Осс	Rate	Rate	Units	Units	Occ
1						1		00					.00
1						1		.00					.00
14	14	14						100.00%			84	83	98.81%
66	66	63	3				91	95.45%			396	389	98.23%
58	58	57	1				30	98.28%			348	342	98.28%
9	9	8	1				30	88.89%			54	48	88.89%
148	147	142	5			1	152	96.60%			882	862	97.73%
	1 14 66 58 9	Units Units 1 1 14 14 66 66 58 58 9 9	Units Units Units 1 1 14 14 14 66 63 58 57 59 9 8 8 57 8 8 57 9 9 8 8 8 8 8 8 8 8 8 8 8 8 9 8	Units Units Units 1 14 14 66 66 63 3 58 58 57 1 9 9 8 1	Units Units Units Units 1 1 14 14 14 14 66 66 63 3 3 58 58 57 1 9 9 9 8 1<	Total Units Available Units Unit	Total Available Occupied Vacant Mod Offline/Fire Agency Units Units	Total Units Available Units Occupied Units Vacant Units Mod Units Offline/Fire Units Agency Unit Vacant Unit 1	Total Available Occupied Units Units	Total Available Occupied Vacant Mod Offline/Fire Agency Units Units	Total Available Occupied Vacant Units Unit	Total Available Units Units	

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

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Monthly	 Year-to-Date

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

Occupancy Information

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

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

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Monthly

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

Occupancy Information

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

Maintenance Summary

Year-to-Date

Co Oper

Account

289,280

Replacement

Reserves

Tenant

Receivable

29,015

San Antonio Housing Authority **Property Management Monthly Report** Fair Avenue/Matt Garcia

1/20/2021

Lease Up

Days

2.00

Year-to-Date

Move

Outs

0

Traffic

20

Preleased

Unit

0

Notices

to Vacate

1

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For the Period Ending 12/31/2020

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

66,028

Monthly

Due to

Occupancy

Due to

Rate

63,657 Occupancy Information

11/30/2020 10/31/2020 9/30/2020

63,262

						Occ	upancy inioi	mation						
						Current Mont	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
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%

Co Oper

Account 113,350

Account Balances

Replacement

Reserves

Tenant

Receivable

56,009

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

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Year-to-Date

5

45

21.00

0

5

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Monthly	
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23,982

Year-t	to-Date											
Actual Rev	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary							
Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up			
Data	Occupancy				Unit	to Vocata	Oute	Traffic	Dove			

24,017

Occupancy Information

24,269

	Occupancy instinution																
	Current Month													Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct			
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ			
1 Bedroom	51	51	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%			

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

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Monthly	Year-to-Date

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

Occupancy Information

Current Month													Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	120	120	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%		

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

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Monthly	Year-to-Dat

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

Occupancy Information

	Current Month Year-to-Date													
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	51	51	50	1				30	98.04%			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%

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

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Monthly Year-to-Date

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

Occupancy Information

						Current Mont	h					Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
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%	

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

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Tenant Receivable 7,090	Year-to Actual Reve Due to Rate		11/30/202	tal Income His 0 10/31/2020 	9/30/2020	Preleased Unit	Leasi Notices to Vacate	ng Summ Move		Lease Up	
Tenant Receivable 7,090	Due to	Due to	11/30/202	0 10/31/2020	9/30/2020		Notices	Move		Lease Up	
			16,876	16,811			- — —	Outs	Traffic	Days	
ilabla Occupi					16,569	0	0	0	0	.00	
ilabla Occupi			Occu	pancy Inform	ation						
ilabla Occupi			Current Month						Yea	ır-to-Date	
nits Units	d Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days		8	rket ate	Available Units	Occupied Units	Pct Occ
95	93 2				61	97.89%			570	563	98.77
5	5					100.00%			30	27	90.00
100	2				61	98.00%			600	590	98.339
			-								
	Maintenance S	Summary									
							_				
	5	5 5 100 98 2	5 5	5 5 100 98 2	5 5 100 98 2	5 5 100 98 2 61	5 5 100 98 2 61 98.00%	5 5 100 98 2 61 98.00%	5 5 100 98 2 61 98.00%	5 5 100 98 2 61 98.00% 600	5 5 100 98 2 61 98.00% 600 5 50 600 590

San Antonio Housing Authority Property Management Monthly Report Lincoln Heights

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Year-to-Date

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For the Period Ending 12/31/2020

			Year-t	o-Date								
Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasin	ng Summa	ıry	
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(7,962)		104,601		-	39,494	38,895	41,178	13	126	9	22	9.00

Monthly

						Current Mont	h					Yea	ır-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
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%

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

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Monthly	Year-to-Date

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

Occupancy Information

		Current Month										Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	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%

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

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Ac	count Balances		Actual Rev	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Davs
	Teser ves	Receivable	Rate	Occupancy				Cint	to vacate	Outs	Traine	Days

Occupancy Information

						Current Montl	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	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%

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

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Monthly

			Year-t	o-Date								
Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
40,325		43,286			12,538	12,280	12,024	3	0	3	35	20.00

Occupancy Information

							ipaney inioi							
						Current Montl	n					Yea	ır-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	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%

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

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	Acc	ount Balances		Actual Revo	enue (Lost)	Renta	Income Hist	ory		Leasir	ig Summa	ıry	
Co	Oper Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
A	ccount	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
36	59,288		20,919			45,772	45,159	45,603	2	2	2	20	5.00

Occupancy Information

						Current Montl	h					Yea	r-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
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%

San Antonio Housing Authority Property Management Monthly Report Pin Oak I

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For the Period Ending 12/31/2020

						Monthly					Year-to-I	Date		
A	Account Bal	ances		Year-t	o-Date	Rent	al Income His	tory		L	easing Sumi	narv		
Co Oper Account	Replace Reser	ement T	enant eivable	Due to Rate	Due to Occupancy	-	0 10/31/2020		Prelease Unit		es Move		Lease Up Days	
32,514			,729			13,276	13,128	12,853	0	0	0	0	.00	
						Occu	pancy Inform	ition						
						Current Month						Ye	ear-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	12	12	12						100.00%			72	72	100.0
1 Bedroom	36	36	36						100.00%			216	208	96.30%
2 Bedrooms	2	2	2						100.00%			12	12	100.0
_	50	50	50						100.00%			300	292	97.339

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

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Monthly	Year-to-Date

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

Occupancy Information

	Current Month										Yea	ır-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	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%

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

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

Occupancy Information

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

San Antonio Housing Authority Property Management Monthly Report Springview

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For the Period Ending 12/31/2020

Year-to-Date

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

Monthly

Occupancy Information

						Current Mont	h					Year-to-Date		
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
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%

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

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

Occupancy Information

		Current Month											Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	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%		

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

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

Occupancy Information

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

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

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	Monthly								Year-to-Date							
A	Account Bal	ances			Year-to		Rent	Leasing Summary								
Co Oper	Co Oper Replacement Tenant			nant	Due to Due to		Rental Income Hist 11/30/2020 10/31/2020			Preleased N		Notices Move				
Account	Reser	ves	Rece	ivable	Rate	Occupancy				Unit	to	Vacate	Outs	Traffic	Days	
17,450			6,	412			37,219	37,198	37,454	0		1	0	16	.00	
							Оссиј	pancy Inform	ation							
	Current Month													Yes	ar-to-Date	
Account	Total	Availa		Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg		rket	Available	Occupied	Pct
Description	Units	Unit	ts	Units	Units	Units	Units	Unit	Days	Occ	Rate	R	ate	Units	Units	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%
-					-											
				N	Maintenance	Summary										

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

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				Monthly						Year-to-Date							
A	ccount Bal	ances		Year-t	o-Date enue (Lost)	Rent	al Income His	tory		L	easing Sumr	nary					
Co Oper	Replace	ment	Tenant	Due to Due to		11/30/2020			Prelease				Lease Up				
Account	Reser	ves Re	eceivable	Rate	Occupancy				Unit	to Vaca	ate Outs	Traffic	Days				
506,660			1,799			13,095	13,366	13,511	4	3	0	391	83.00				
						Оссиј	oancy Inform	ation									
						Current Month						Ye	ar-to-Date				
Account escription	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ			
	-		_														
ficiency	16				16				.00					.0			
Bedroom	218	66	65	5 1	152			30	98.48%			396	390	98.48%			
Bedrooms	20	4	4	1	16				100.00%			24	21	87.50%			
Bedrooms	1				1				.00					.0			
tal	255	70	69) 1	185			30	98.57%			420	411	97.86%			

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

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Monthly	Year-to-Date

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

Occupancy Information

	Current Month											Year-to-Date			
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ	
Efficiency	60	60	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%	

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

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		Monthly									Year-to-	Date		
A	.ccount Bal:	ances		Year-to		Ren	al Income His	tory		ī	Leasing Sum	mary		
Co Oper Account	Replace Reser	ment T	enant eivable	Due to Rate	Due to Occupancy	11/30/2020	0 10/31/2020		Prelease Unit		es Mov	e Lease Up		
440,932		4	7,970	52,795 51,939 50,840					5	38.00				
						Current Month						Yo	ear-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
Efficiency	41	41	41						100.00%			246	246	100.0
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%

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

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For the Period Ending 12/31/2020

Monthly	Year-to-Date

Year-to-Date

	Acc	ount Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ıry	
Co	Oper .	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Ac	ccount	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(2	2,992)		102,759			18,448	21,457	19,368	2	0	1	125	20.00

Occupancy Information

							upuney inioi										
			Current Month									Year-to-Date					
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct			
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ			
1 Bedroom	12	12	12						100.00%			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%			

San Antonio Housing Authority Property Management Monthly Report WC White

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For the Period Ending 12/31/2020

A	Account Bal	ances			Year-t	o-Date enue (Lost)	Rent	al Income His	tory			Leasing S	Summa	ary		
Co Oper Account	Replac Rese		Tenant Receivabl	e	Due to Rate	Due to Occupancy	11/30/2020	10/31/2020	9/30/2020	Prelease Unit	d Not		Aove Outs	Traffic	Lease Up Days	
202,819			2,119			-	14,867	14,671	14,288	3)	4	67	81.00	
							Оссир	oancy Informa	ation							
							Current Month							Yes	ar-to-Date	
Account	Total	Avail	able Occ	upied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Marke	t	Available	Occupied	Pct
Description _	Units	Uni	ts U	nits	Units	Units	Units	Unit	Days	Occ	Rate	Rate		Units	Units	Occ
Bedroom	69		69	69						100.00%				414	402	97.10
2 Bedrooms	6		6	6						100.00%				36	36	100
otal _	75		75	75						100.00%				450	438	97.3
=	13			13		= ====				100.0070			==	430		

San Antonio Housing Authority Property Management Monthly Report Westway/H Gonzalez

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For the Period Ending 12/31/2020

			ear-to-Da				tory	ıl Income His	Monthly Renta	Year-to- Actual Reven		ces	Account Balances	A	
p	Lease Up		Move	Notices	sed	Prelea	9/30/2020	10/31/2020	11/30/2020	Due to	Due to	nant	ent Te	Replacement	Co Oper
_	Days	Traffic	Outs	to Vacate	t	Uni				Occupancy	Rate	eivable	Rec	Reserves	Account
	15.00	35	5	5		4	29,786	29,391	30,371			,060	50		268,013
							ation	ancy Informa	Оссир						
te	ar-to-Date	Yes							urrent Month						
ied P	Occupied	Available	rket	g Mai	Avg	Pct	Vacant	Agency	Offline/Fire	Mod	Vacant	Occupied	vailable	Total Ava	Account
ts O	Units	Units	ate	e Ra	Rat	Occ	Days	Unit	Units	Units	Units	Units	Units	Units U	Description
399 96	399	414				98.55%	30				1	68	69	69	Bedroom
269 97	269	276				97.83%	30				1	45	46	46	2 Bedrooms
366 98	366	372				96.77%	61				2	60	62	62	Bedrooms
151 96	151	156				92.31%	61				2	24	26	26	Bedrooms
185 97	1,185	1,218				97.04%	183				6	197	203	203	- Γotal

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

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Monthly	Year-to-Date

Year-to-	Date
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
141,738		3,706			3,727	3,777	3,299	0	0	1	279	15.00

Occupancy Information

						Current Mont	ı					Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct	
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ	
2 Bedrooms	25	25	24	1				30	96.00%			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%	

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

1/20/2021

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Monthly	Year-to-Date

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

Occupancy Information

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

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

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Year-to-Date

Year-to-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
(357)		294						0	0	0	0	.00		

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	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

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

1/20/2021

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For the Period Ending 12/31/2020

						Monthly					Y	/ear-to-D	ate		
	Account Bal			Year-to	enue (Lost)		tal Income His					ng Sumn			
Co Oper Account	Replace Reser		enant eivable	Due to Rate	Due to Occupancy	11/30/202	0 10/31/2020	9/30/2020	Preleas Unit		tices /acate	Move Outs	Traffic	Lease Up Days	
14,024							_		0		0	0	0	.00	
						Occu	pancy Inform	ation							
						Current Month							Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	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	i					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

1/20/2021

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Monthly	Year-to-Date

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

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	3	3	3						100.00%			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%

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

1/20/2021

Year-to-Date

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Monthly			

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
20,791		(16)						0	0	0	0	.00		

Occupancy Information

				Year-to-Date										
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	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%

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

1/20/2021

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Monthly	Year-to-Date
Year-to-Date	

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

						Occ	upancy Info	rmation								
	Current Month												Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct		
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ		
1 Bedroom	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

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

Occupancy Information

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

San Antonio Housing Authority Property Management Monthly Report Refugio

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For the Period Ending 12/31/2020

						Monthly					Year-to-I	Date		
				Year-to										
Co Oper	ccount Bal		enant	Actual Reve	Due to		tal Income His 0 10/31/2020		Prelease		asing Sumr Move		Lease Up	
Account	Reser		eivable	Rate	Occupancy		0 10/01/2020	370072020	Unit	to Vacat		Traffic	Days	
9,723	_								0	0	0	26	15.00	
						Occu	pancy Inform	ation						
						Current Month						Ye	ear-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	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	94.179
3 Bedrooms	11	11	11						100.00%			66	66	100.0
Total _	50	50	49	1				30	98.00%			300	287	95.679
			I	Maintenance S	Summary									

San Antonio Housing Authority Property Management Monthly Report San Juan Square

1/20/2021

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San Juan Square
For the Period Ending 12/31/2020

						Monthly				,	Year-to-D	ate		
	account Bal				to-Date	Don	tal Income His	town		Lagai	S			
Co Oper Account	Replace	Replacement Tenant Reserves Receivab		Due to Rate	Due to Occupancy	11/30/202	0 10/31/2020		Preleased Unit	Notices to Vacate	Move Outs		Lease Up Days	
(567)			(150)						0	0	0	0	.00	
						Occu	pancy Informa	ition						
						Current Month	ı					Yea	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days			arket Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	13	13	3 13	3					100.00%			78	78	100.0
2 Bedrooms	16	10	5 16	5					100.00%			96	90	93.75
3 Bedrooms	17	1′	7 17	7					100.00%			102	100	98.049
Total _	46	40	5 46	5					100.00%			276	268	97.10
				Maintenance	e Summary	-				_				

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

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Description Units Units Units Units Units Units Units Unit Days Occ Rate Rate Units Units Units 1 Bedroom 2 2 2 2 1 100.00% 12 12							Monthly					Y	ear-to-D	ate		
Co Oper Replacement Tenant Due to Due to 11/30/2020 10/31/2020 9/30/2020 Preleased Notices Move Lease Up	Ac	count Bal	ances				Ren	tal Income His	tory			Leasir	ng Sumn	ıarv		
Account Total Available Units	Co Oper Account	Replace	ement To	eivable	Due to	Due to	11/30/202			Unit		otices Vacate	Move Outs	Traffic	Days	
Account Total Available Occupied Vacant Units Un	(401)			52						0		0	0	0	.00	
Account Total Description Units Unit							Occu	pancy Informa	tion							
Description Units Units Units Units Units Units Units Units Unit Days Occ Rate Rate Units Units 1 Bedroom 2 2 2 2 1 100.00% 12 12							Current Month							Ye	ar-to-Date	
				-							-				Occupied Units	Pct Occ
2 Bedrooms 24 24 24 100.00% 144 14.	droom	2	2	2						100.00%				12	12	100.0
	drooms	24	24	24						100.00%				144	142	98.619
3 Bedrooms 20 20 20 100.00% 120 11	drooms	20	20	20						100.00%				120	117	97.50%
4 Bedrooms 2 2 2 2 100.00% 12 1:	drooms	2	2	2						100.00%				12	12	100.0
Total 48 48 48 9 100.00% 288 28	1 =	48	48	48						100.00%				288	283	98.269

San Antonio Housing Authority Property Management Monthly Report Sutton Oaks Phase I

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For the Period Ending 12/31/2020

	11/30/2020 1 Occupand	Income History 10/31/2020 9/30/2 ncy Information	7/2020 Prelea Un 0	it to	Leasing otices Vacate	Move Outs		Lease Up Days .00	
Co Oper Replacement Tenant Due to Due to Account Reserves Receivable (425) Cocupancy Account Total Available Occupied Vacant Mod Occupancy	11/30/2020 1 Occupand	10/31/2020 9/30/2	Un	it to	otices Vacate	Move Outs	Traffic	Days	
Account Total Available Occupied Vacant Mod O	urrent Month	ncy Information	0		0	0	0	00	
Account Total Available Occupied Vacant Mod O	urrent Month	ncy Information						.00	
Account Total Available Occupied Vacant Mod O									
•							Yea	ır-to-Date	
Description Units Units Units Units Units Units		gency Vacant		Avg			Available	Occupied	Pct
	Units U	Unit Days	Occ	Rate	R	ate	Units	Units	Occ
1 Bedroom 10 10 10			100.00%				60	60	100.0
2 Bedrooms 34 34 33 1		3	30 97.06%				204	184	90.20%
3 Bedrooms 5 5 5			100.00%				30	29	96.67%
Total 49 49 48 1		3	30 97.96%				294	273	92.869

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

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For the Period Ending 12/31/2020

			_			Monthly					Year-t	o-Date		
Α	Account Bal	ances			to-Date enue (Lost)	Ren	tal Income His	tory		1	Leasing Su	mmary		
Co Oper Account (589)	Replace	ement	Tenant teceivable	Due to Rate	Due to Occupancy	11/30/202	0 10/31/2020		Preleased Unit		ces Me	ove uts 0 Traffic 0	Lease Up Days .00	
(50))						Occi	ipancy Inform	ation	v			v		
						Current Month	1					Ye	ear-to-Date	
Account Description	Total Units	Availabl Units	e Occupio Units		Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pet Occ
1 Bedroom	9		9	9					100.00%			54	54	100.0
2 Bedrooms	5		5	5					100.00%			30	30	100.0
Total _	14	1	4	14					100.00%			84	84	100.0
				Maintenance	e Summary					_				

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

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Monthly	Year-to-Date

Year-to-Da	te
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Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasir	ig Summa	.ry	
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
(1,752)								0	0	0	0	.00

Occupancy Information

						Current Mont	h					Yea	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
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%

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

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Monthly Year-to-Date

Acco	ount Balances						Rental In	come Histor	y				
			Curre	ent Year			Last Year				Two Years Ag	go	
Operating	Replacement	Tenant	Novembe	October	September	December	November	October	September	December	November	October	September
Account	Reserves	Receivable											
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

				Curi	ent Month	ı				Last Month	l		Year-to-Date	:
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies	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%

2 Bedrooms

3 Bedrooms

Total Units

848

184

2,127

848

184

2,127

743

129

1,905

San Antonio Housing Authority **Property Management Monthly Report** Beacon **SAHA Managed Properties**

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For the Period Ending 12/31/2020

					Monthly Year-to-Date										
Acc	count Balar	nces			Rental Income History										
					Cur	rent Year			Last Yea	r			Two Year	rs Ago	
Operating	Replace			nant	Novembe	October	September	December	November	October	September	Decembe	Novemb	er October	September
Account	Reser			eivable											
13,650,765	2,185,	,688	1,0	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	2,126,97	78 972,946	1,157,492
							Oc	cupancy Info	ormation						
					Cur	rent Month					Last Month			Year-to-Date	
Account	Total	Avail	lable	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Un	its	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	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%

87.62%

70.11%

89.56%

848

184

2,127

718

127

1,857

84.67%

69.02%

87.31%

5,088

1,104

12,762

4,373

792

11,276

85.95%

71.74%

88.36%

105

55

222

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

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Year-to-Date

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Year-to-Date			

Ac	count Balances		Actual Rev	enue (Lost)	Renta	Income Hist	ory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up		
	ъ		ъ.					** *.	. ***	0 4	TD 66*	D		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		

Monthly

Occupancy Information

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

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

1/20/2021

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Monthly	Year-to-Date

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

Occupancy Information

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

San Antonio Housing Authority Property Management Monthly Report SAHFC Castlepoint

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For the Period Ending 12/31/2020

Monthly	Year-to-Date

Year-to-Date

Ac	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory	Leasing Summary						
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up		
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days		
13,002	66,461	221,982			127,086	124,510	125,856	8	7	6	210	2.00		

Occupancy Information

				Year-to-Date										
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
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%

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

1/20/2021 15:05:37

							Monthly			Year-to-Date								
A	Account Ba	lances			Year-to		Rent	al Income His	story			Leasi	ing Summ	nary				
Co Oper	Co Oper Replacement Tenant Account Reserves Receivable			ınt	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Prelea	ised 1	Notices	Move		Lease Up			
Account	Rese	rves	Receiv	able	Rate	Occupancy	_			Uni	it to	Vacate	Outs	Traffic	Days			
	5,208 82,133		33			26,930	27,370	29,910	0		0	0	56	1.00				
							Оссир	oancy Inform	ation									
							Current Month							Ye	ar-to-Date			
Account	Total	Avail	able (Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Ma	arket	Available	Occupied	Pct		
Description	Units	Uni	its	Units	Units	Units	Units	Unit	Days	Occ	Rate	R	Rate	Units	Units	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%		
				N	Maintenance S	Summary												

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

1/20/2021

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Ciaremont	
For the Period Ending 12/	31/2020

						Monthly			Year-to-Date								
ccount Bal	ances					Rent		L	easing Sumr	nary							
Replace	ement	Tenant	t	Due to	Due to	-			Preleas				Lease Up				
Account Reserves Rec		Receivab	ole	Rate	Occupancy		_		Unit	to Vaca	te Outs	Traffic	Days				
		384				3,355	2,910	2,910	0	0	0	0	.00				
						Occu	pancy Inform	ation									
						Current Month						Ye	ar-to-Date				
Total	Availa	ble Oc	•			Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct			
Units	Unit	ts U	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ			
4		4	4						100.00%			24	24	100.0			
4		4	4						100.00%			24	24	100.0			
						-											
			N	I aintenance	Summary												
							_										
	Replace Reser Total Units	Total Availa Units Uni	Reserves Tenant Receival 384	$\begin{tabular}{c c c c c c c c c c c c c c c c c c c $	Replacement Tenant Due to Rate Reserve Receivable 384	Reserves Receivable Rate Occupancy 384 Total Available Occupied Vacant Units Units Units Units Units Units Units	Replacement Tenant Due to Due to 11/30/2020		Note Count Balances Count Balances	Note Count Balances Count Balances	Notice N	Count Balances Coun		Notice N			

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

1/20/2021

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Monthly Year-to-Date

Year-t	to-D	ate
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Ac	count Balances	Actual Revenue (Loss			Renta	l Income Hist	Leasing Summary					
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
1,097,827	401,372	76,842			80,312	81,222	79,318	0	0	3	0	.00

Occupancy Information

						Current Mont	h				Year-to-Date					
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ		
1 Bedroom	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%		

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

1/20/2021

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Monthly Year-to-Date

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

Occupancy Information

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

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

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						Monthly				Year-to-L	ate			
A	Account Bal	ances		Year-to		Rent	al Income His	tory		Le	easing Sumn	nary		
Co Oper Account	Replace		enant ceivable	Due to Rate	Due to Occupancy		10/31/2020	9/30/2020	Prelease Unit		s Move		Lease Up Days	
16,402		9	0,508			16,033	16,082	14,886	0	1	2	15	.00	
						Occu	pancy Inform	ation						
						Current Month						Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	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	77.229

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

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Year-to-Date

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Year-	to-D	ate

A	ccount Balances		Actual Reve	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
Co Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
Account	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
193,933	16,990	100,192			33,851	38,400	40,301	2	0	1	26	185.00

Monthly

Occupancy Information

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

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

1/20/2021

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878

93.21%

For the Period Ending 12/31/2020

			_			Monthly								
				Yea	r-to-Date									
A	ccount Bal	ances		Actual R	evenue (Lost)	Rent	al Income His	tory		Leas	sing Sumn	nary		
Co Oper	Replace	ement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Prelease	d Notices	Move		Lease Up	
Account	Reser	ves R	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days	
520,267			96,480			85,505	82,491	85,966	5	17	6	88	3.00	
						Оссиј	oancy Informa	ation						
						Current Month						Ye	ar-to-Date	
Account	Total	Availabl	le Occup	ied Vacan	t Mod	Offline/Fire	Agency	Vacant	Pct	Avg N	Iarket	Available	Occupied	Pct
Description	Units	Units	Unit	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Осс
Efficiency	17	1	.7	17					100.00%			102	99	97.06%
1 Bedroom	70	7	70	65	5			152	92.86%			420	385	91.67%
2 Bedrooms	46	4	16	44	2			61	95.65%			276	256	92.75%
3 Bedrooms	24	2	24	23	1			30	95.83%			144	138	95.83%

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Maintenance Summary

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

1/20/2021

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Monthly Year-to-Date

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

Occupancy Information

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

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

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Monthly	Year-to-Date

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

Occupancy Information

Current Month													Year-to-Date				
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ			
Description	Cints	Cints			Units	_ Cints		Days		Rate	Kate						
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%			

San Antonio Housing Authority Property Management Monthly Report Pecan Hill

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For the Period Ending 12/31/2020

						Monthly					<u> </u>	ear-to-D	ate		
A	account Bal	ances		Year-to		Rent	tal Income His	tory			Leasii	ng Summ	nary		
Co Oper Account	Replace		enant eivable	Due to Due to Rate Occupancy			0 10/31/2020	20 9/30/2020 Prel				Move Outs	Traffic	Lease Up Days	
999,333	Kesei	19,353		Kate	Occupancy	26,816	28,600	34,984	1		0	0	23	.00	
						Occu	pancy Informa	ation							
					(Current Month							Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pct Occ
Efficiency	18	18	18						100.00%				108	108	100.0
1 Bedroom	78	78	72	6				183	92.31%				468	415	88.68
2 Bedrooms	4	4	3	1				30	75.00%				24	21	87.509
Total	100	100	93	7				213	93.00%				600	544	90.679

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

1/20/2021

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

Occupancy Information

						h					Year-to-Date			
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	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%

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

1/20/2021 15:09:23

Year-to-Date

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

Occupancy Information

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

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

1/20/2021

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Monthly Year-to-Date

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

Occupancy Information

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

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

1/20/2021

15:10:13

						Monthly					Year-to-I	Pate		
A	ccount Bal	ances		Year-to		Rent	al Income His	tory		I	easing Sumn	narv		
Co Oper	Replace	ement T	enant	Due to	Due to	11/30/2020			Preleas				Lease Up	
Account	Reser	ves Rec	eivable	Rate	Occupancy				Unit	to Vac	ate Outs	Traffic	Days	
1,441,862		1	1,466			23,112	29,001	27,835	1	0	1	3	124.00	
						Occu	pancy Inform	ation						
						Current Month						Ye	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Vacant	Pct	Avg	Market	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
Efficiency	20	20	20						100.00%			120	116	96.67
1 Bedroom	80	80	79					30	98.75%			480		98.759
Total	100	100	99					30	99.00%			600	590	
10tai <u> </u>	100	100	99	====			=====		99.00%			000		98.33%
						-								
]	Maintenance	Summary									

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

1/20/2021 15:10:32

						Monthly					Yo	ear-to-D	ate		
Ac	ccount Bala	ances		Year-to		Rent	al Income His	tory			Leasin	ng Sumn	narv		
Co Oper Account	Replace Reser		enant eivable	Due to Rate	Due to Occupancy	11/30/2020			Preleas Unit		ices	Move Outs	Traffic	Lease Up Days	
956,548	252,2	41 7	7,129			103,971	102,076	102,509	0		;	8	0	.00	
						Occu	pancy Informa	ition							
						Current Month							Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Mar Ra		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	92.719
Total	128	128	124	4				122	96.88%				768	733	95.449

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

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						Monthly					Y	ear-to-D	ate		
A	ccount Bal	ances		Year-to		Rent	al Income His	tory			Leasin	ng Summ	ary		
Co Oper	Replace		Tenant	Due to	Due to	11/30/2020			Preleas	ed Noti	ices	Move		Lease Up	
Account 164,129	Reser	ves R	2,321	Rate	Occupancy	14,055	14,055	15,016	Unit 0	to Va	cate	Outs	Traffic 0		
104,127			2,321						Ů			Ü	O	.00	
						Occu Current Month	pancy Inform	ation					Ve	ear-to-Date	
Account Description	Total Units	Availabl Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pct Occ
1 Bedroom	27	2	7 2:	5 2				61	92.59%				162	155	95.689
2 Bedrooms	2		2	1 1				30	50.00%				12	6	50.009
Total	29	2	9 20	6 3				91	89.66%				174	161	92.539

San Antonio Housing Authority Property Management Monthly Report Villa De Valencia

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For the Period En	ding 12/31/2020

						Monthly					Year-to-E	Pate		
A	account Bala	ances		Year-to-Date Actual Revenue (Lost) Rental Income History						Lea	sing Sumn	narv		
Co Oper	per Replacement Tenant			Due to	Due to	11/30/2020			Prelease		Move		Lease Up Days	
Account Reser		eserves Receivable		Rate	Occupancy		_		Unit	to Vacate	Outs	Traffic		
506,501	134,1	09	4,286			(13,605)	31,225	47,681	0	15	1	31	69.00	
						Occu	pancy Inform	ation						
						Current Month						Ye	ear-to-Date	
Account	Total	Available	-		Mod	Offline/Fire	Agency	Vacant	Pct	0	larket	Available	Occupied	Pct
Description _	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate	Rate	Units	Units	Occ
1 Bedroom	24	24	21	3				91	87.50%			144	121	84.039
2 Bedrooms	80	80	74	6				183	92.50%			480	436	90.839
Total =	104	104	95	9				274	91.35%			624	557	89.269
]	Maintenance S	Summary									

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

1/20/2021

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Monthly	Year-to-Date

							Wolten					icai-c	0-Date																
Α	Account Ba	lances			Year-to		Rent	al Income His	tory		1	Leasing Su	mmary																
Co Oper	Oper Replacement		Tenant		Tenant		Tenant		Tenant		Tenant		Tenant		Tenant		Tenant		Due to	Due to	11/30/2020			Prelease		ces M	ove	Lease Up	
Account	Rese	rves	Recei		Rate	Occupancy	-		2.270	Unit	to Vac		uts Traffic	Days															
			5,3	92			2,655	3,278	3,278	0	0		0	.00															
							Оссиј	pancy Inform	ation																				
	Curren						Current Month					Ye	Year-to-Date																
Account Description	Total Units	Avail Uni		Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ														
1 Bedroom	7		7	6	1				30	85.71%			42	39	92.869														
Total	7		7	6	1				30	85.71%			42	39	92.869														
				N	Maintenance S	Summary	-																						

3 Bedrooms

Total Units

90

1,517

90

1,517

86

1,390

4

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

For the Period Ending 12/31/2020

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Monthly Year-	to-Date
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95.56%

91.63%

90

1,517

84

1,390

93.33%

91.63%

540

9,102

511

8,279

94.63%

90.96%

Acc	count Balar	ices						Rental I	ncome Histo	ry				
				Cur	rent Year			Last Yea	r			Two Years	s Ago	
Operating	Replace	ment	Tenant	Novembe	October	September	December	November	October	September	December	Novembe	er October	September
Account	Reser	ves R	eceivable											
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
						Oc	cupancy Info	rmation						
				Cur	rent Month					Last Month			Year-to-Date	
Account	Total	Availabl	e Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
Efficiencies	1		1 1					100.00%	1	1	100.00%	6	4	66.67%
Efficiencies 1 Bedroom	1 1,033	1,03	1 1 3 959	74				100.00% 92.84%	1,033	1 956	100.00% 92.55%	6 6,198	4 5,688	66.67% 91.77%

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

1/20/2021

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

Occupancy Information

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

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

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Year-to-Date

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

Occupancy Information

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

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

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Monthly	Year-to-Date

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

Occupancy Information

	Current Month										Yea	Year-to-Date		
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pet Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	24	24	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%

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

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					Monthly					1	/ear-to-D	ate		
.ccount Bala	nnces				Rent	al Income His	tory			Leasii	ng Summ	ary		
•			Due to Rate	Due to Occupancy				Prelease Unit		ices	Move Outs	Traffic	Lease Up Days	
229,3	82				104,049	102,741	102,923	0		0	0	0	.00	
					Occup	oancy Inform	ation							
				•	Current Month							Ye	ear-to-Date	
Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate			Available Units	Occupied Units	Pct Occ
140	140	133	7				213	95.00%				840	825	98.219
10	10	10						100.00%				60	60	100.0
150	150	143	7				213	95.33%				900	885	98.339
]	Maintenance S	Summary										
	Replace Reser 229,3 Total Units	Reserves Reserves 229,382 Reserves Total Units Available Units 140 140 10 10	Replacement Reserves Tenant Receivable 229,382 Occupied Units 40 140 133 10 10 10 150 150 143	Actual Reverses Receivable Due to Rate	Year-to-Date Actual Revenue (Lost)	Actual Revenue (Lost) Rent.	Year-to-Date Actual Revenue (Lost) Rental Income His	Year-to-Date Actual Reversity Replacement Tenant Due to Due to 11/30/2020 10/31/2020 9/30/2020	Year-to-Date Actual Revenue (Lost) Rental Income History Prelease Reserves Receivable Rate Occupancy 104,049 102,741 102,923 0	Year-to-Date	Year-to-Date Actual Revenue (Lost) Rental Income History Preleased Notices Notices	Year-to-Date Actual Revenue (Lost) Rental Income History Preleased Notices Move Notices No	Year-to-Date Actual Review Lost) Rental Income History Preleased Notices Move Notices No	Year-to-Date Year

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

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Monthly	Year-to-Date

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

Occupancy Information

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

Co Oper

Account

17,840

Account

Description

1 Bedroom

2 Bedrooms

Total

Account Balances

Total

Units

110

10

120

Replacement

332,961

Reserves

10

120

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

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60

720

53

698

88.33%

96.94%

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				Monthly				,	Year-to-D	ate		
				Rents	al Income His	tory		Leggi	na Summ	arv		
		Due to	Due to	11/30/2020		9/30/2020		Notices	Move		•	
Rece	eivable	Kate	Occupancy	81,607	82,274	77,427	0	0	0 Outs	0 1rame	.00	
				Оссир	ancy Informa	ntion						
				Current Month						Ye	ar-to-Date	
its	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days				Available Units	Occupied Units	Pct Occ
110	110						100.00%			660	645	97.73%
	Rece	its Units	Tenant Due to Receivable Rate lable Occupied Vacant its Units Units	Receivable Rate Occupancy Lable Occupied Vacant Mod its Units Units Units	Year-to-Date Actual Revenue (Lost) Renta Tenant Due to Due to 11/30/2020 Receivable Rate Occupancy 81,607 Occup Current Month lable Occupied Vacant Mod Offline/Fire its Units Units Units Units	Year-to-Date Actual Revenue (Lost) Rental Income History	Year-to-Date	Year-to-Date Actual Revenue (Lost) Tenant Due to Due to Due to 11/30/2020 10/31/2020 9/30/2020 Preleased Receivable Rate Occupancy 81,607 82,274 77,427 0 Occupancy Information Current Month Liable Occupied Vacant Mod Offline/Fire Agency Vacant Pct its Units Units Units Units Units Units Units Units Units Days Occ	Year-to-Date Actual Revenue (Lost) Rental Income History Least	Year-to-Date Actual Revenue (Lost) Rental Income History Leasing Summ	Year-to-Date Actual Reverue (Lost) Rental Income History Leasing Summary Tenant Due to Due to 11/30/2020 10/31/2020 9/30/2020 Preleased Notices Move Receivable Rate Occupancy 81,607 82,274 77,427 0 0 0 0 Current Month Yes Lable Occupied Vacant Mod Offfline/Fire Agency Vacant Pct Avg Market Available its Units Units Units Units Units Units Units	Year-to-Date

30

30

90.00%

99.17%

Maintenance Summary

9

119

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

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						Monthly					Year-to-E	Pate		
4	account Bal	ances		Year-to		Rent	al Income His	ory		Leas	ing Sumn	ngrv		
Co Oper Account	Replace Reser	ement T	enant eeivable	Due to Rate	Due to Occupancy	11/30/2020		9/30/2020	Prelease Unit		Move Outs	•	Lease Up Days	
3,171,323	137,5	536				412,378	409,781	401,783	6	20	9	33	14.00	
						Оссир	ancy Informa	tion						
						Current Month						Yes	ar-to-Date	
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	87	Vacant	Pct	0	arket	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Days	Occ	Rate 1	Rate	Units	Units	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	87.219
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	91.549

KFI - FY Comparison for Public Housing Properties - 6,006 Units Period Ending December 31, 2020

	This Veer										
	This Year										
	Quick Ratio (QR)										
	Current Assets, Unrestricted 8,478,347 = 1.77										
	Curr Liab Exc Curr Prtn LTD $(4,792,892)$ $IR >= 2.0$										
တ	Months Expendable Net Assets Ratio (MENAR)										
FASS	Expendable Fund Balance 3,685,455 = 1.08										
_	Average Monthly Operating 3,415,293 and Other Expenses $IR >= 4.0$										
	Debt Service Coverage Ratio (DSCR)										
	0.38 IR >= 1.25										
Tenant Receivable (TR)											
	Tenant Receivable 1,338,039 = 0.26										
	Total Tenant Revenue 5,113,177 IR < 1.50										
	Days Receivable Outstanding: 49.32										
MASS	Accounts Payable (AP)										
Σ	Accounts Payable (3,071,764) = 0.90										
	Total Operating Expenses 3,415,293 IR < 0.75										
	Occupancy Loss Occ %										
	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										
	10tai Fuirits 17.01 25 10tai Fuirits 10.00 25										

DSCR	0.00	2	Occupancy	8.00	16					
Total Points	17.01	25	Total Points	10.00	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							

PUM / Percentage of Revenue			
	Amount	Percent	
\$	166.47	28.90 %	
	28.94	5.02	
	3.36	0.58	
	97.33	16.90	
	80.73	14.01	
	37.01	6.42	
	17.96	14.11	
	18.82	3.27	
\$	450.62	89.22 %	
	\$	Amount \$ 166.47 28.94 3.36 97.33 80.73 37.01 17.96 18.82	Amount Percent \$ 166.47 28.90 % 28.94 5.02 3.36 0.58 97.33 16.90 80.73 14.01 37.01 6.42 17.96 14.11 18.82 3.27

$\frac{\text{Quick Ratio (QR)}}{\text{Current Assets, Unrestricted}} \quad \frac{7,824,543}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.21$ $\frac{1}{1000} = 2.21$ $\frac{1}{1000} = 2.21$

Months Expendable Net Assets Ratio (MENAR)			
Expendable Fund Balance	3,885,886	= 1.21	
Average Monthly Operating	3,216,091	- 1.21	
and Other Expenses		IR >= 4.0	

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

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				
Occupancy L	oss Occ %			

Occupancy	Loss	Occ %	· ·
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 Recyble	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
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	4	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%

KFI - FY Comparison for Public Housing Properties - 6,006 Units Period Ending December 31, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusine

Notes:

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

1.65

IR >= 4.0

IR >= 1.25

0.13 IR < 1.50

0.54 IR < 0.75

IR >= 0.98

MP 5

IR >= 2.0

Last Year

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

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unrestricted 1,335,553	= 2.93				
	Curr Liab Exc Curr Prtn LTD (456,540)	- 2.93 IR >= 2.0				
ري ري	Months Expendable Net Assets Ratio (ME	NAR)				
FASS	Expendable Fund Balance 879,012	- 0.00				
	Average Monthly Operating 388,846	= 2.26				
	and Other Expenses	IR >= 4.0				
	Debt Service Coverage Ratio (DSCR)				
	7.56	IR >= 1.25				
	Tenant Receivable (TR)					
	Tenant Receivable 252,676 = 0.4					
	Total Tenant Revenue 532,326	IR < 1.50				
	Days Receivable Outstanding: 91.05					
SS	Accounts Payable (AP)					
MASS	Accounts Payable (211,045)	= 0.54				
	Total Operating Expenses 388,846	IR < 0.75				
	Occupancy Loss Occ %					
	Current Month 5.40% 94.73%					
	Year-to-Date 5.31% 94.82%	IR >= 0.98				
	FASS KFI MP MASS KFI	MP				
		00 5				
	,	00 4 00 16				
	Total Points 21.85 25 Total Points 12.	00 25				

	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,335,553 = 2.93	Current Assets, Unrestricted 1,272,625
	Curr Liab Exc Curr Prtn LTD $(456,540)$ $= 2.93$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.6$
o l	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
20	Expendable Fund Balance 879,012	Expendable Fund Balance 691,700 = 1.6
	Average Monthly Operating 388,846 = 2.26	Average Monthly Operating 419,024
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	7.56 IR >= 1.25	2.08 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 252,676 = 0.47	Tenant Receivable 89,365 = 0.1
	Total Tenant Revenue 532,326 IR < 1.50	Total Tenant Revenue 678,199 IR < 1.8
	Days Receivable Outstanding: 91.05	Days Receivable Outstanding: 24.54
3	Accounts Payable (AP)	Accounts Payable (AP)
	Accounts Payable (211,045) = 0.54	Accounts Payable (226,358) = 0.5
	Total Operating Expenses 388,846 // IR < 0.75	Total Operating Expenses 419,024 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 5.40% 94.73%	Current Month 6.88 % 93.24%
	Year-to-Date 5.31% 94.82% IR >= 0.98	Year-to-Date 7.00 % 93.13% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 0.00 5	QR 12.00 12 Accts Recyble 0.00 5
	MENAR 7.85 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 8.00 16	MENAR 6.95 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
l	Total Points 21.85 25 Total Points 12.00 25	Total Points 20.95 25 Total Points 8.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	483,539		
Average	Dwelling R	ent	
Actual/UML	542,699	4,210	128.91
Budget/UMA	407,924	4,440	91.87
Increase (Decrease)	134,775	(230)	37.03
PUM / Perce	entage of Re	venue	

Excess Cash

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		
Jtilities		70.33	7.07		
Protective Services		12.29	1.24		
nsurance		24.56	7.07		
Other Expenses		15.21	1.53		
Total Average Expense	\$	430.55	47.88 %		

DSCR	2.00	2	Occupance	. 4 (20	16
DOCK	2.00		Occupano	y 4.0	<i></i>	10
Total Points	20.95	25	Total Point	ts 8.0	00	25
	Capit	al Fι	ind Occup	ancy		
		5.	.00			
		Exce	ess Cash]
	268,557					
						=
	Aver	age	Dwelling R	ent		
Actual/UML		6	54,729	4,135	15	8.34
Budget/UMA		6	01,958	4,440	13	5.58
Increase (Dec	crease)		52,771	(305)	2	2.76
Р	UM / Pe	rcen	tage of Re	venue		
Expense			Amount	Percent		
	_			26.40		

44.65

156.46

65.60

26.86

22.16

\$ 488.22

6.96

3.11

7.26

0.51

25.43

10.66

10.66

3.60

85.66%

1.13

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 143,978 = 1.77	Current Assets, Unrestricted 169,470
	Curr Liab Exc Curr Prtn LTD (81,445) - 1.77	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 3.08$ $_{ R} >= 2.0$
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 62,533 = 0.64	Expendable Fund Balance 114,392 = 1.95
	Average Monthly Operating 97,896 and Other Expenses 97,896	Average Monthly Operating 58,594 and Other Expenses
	Debt Service Coverage Ratio (DSCR) -4.06	Debt Service Coverage Ratio (DSCR) 0.00
	-4.00 IR >= 1.25	0.00 IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 9,537 = 0.06	Tenant Receivable 1,173 = 0.01
	Total Tenant Revenue 169,680 IR < 1.50	Total Tenant Revenue 179,618 IR < 1.50
	Days Receivable Outstanding: 11.11	Days Receivable Outstanding: 1.28
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Z	Accounts Payable (43,499) = 0.44	Accounts Payable (21,175) = 0.36
	Total Operating Expenses 97,896 IR < 0.75	Total Operating Expenses 58,594 _{IR < 0.75}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.72% 98.28%	Current Month 4.31 % 95.69%
	Year-to-Date 2.59% 97.41% IR >= 0.98	Year-to-Date 3.16 % 96.84 % IR >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 10.89 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 12.00 16	MENAR 7.40 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 10.89 25 Total Points 21.00 25	Total Points 21.40 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash

20.57

	(36,036)		
Avera	age Dwelling Re	nt	
Actual/UML	171,138	678	252.42
Budget/UMA	161,364	696	231.84

Increase (Decrease)

9,774

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 %			

E	xcess Cash							
55,581								
Avera	ge Dwelling I	Rent						
Actual/UML	164,907	674	244.67					
Budget/UMA	171,567	696	246.50					
Increase (Decrease)	(6,660)	(22)	(1.84)					
PUM / Per	centage of R	evenue						

PUM / Percentage of Revenue					
	Amount	Percent			
\$	92.89	18.14%			
	22.60	4.41			
	0.00	0.00			
	157.47	30.75			
	133.40	26.05			
	0.00	0.00			
	14.71	26.05			
	18.35	3.58			
\$	439.41	108.97%			
	\$	### Amount \$ 92.89 22.60 0.00 157.47 133.40 0.00 14.71 18.35			

= 28.62

IR >= 2.0

KFI - FY Comparison for Blueridge/VF/SF/Palm Lake - 11 Units Period Ending December 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 168,612 = 127.86	Current Assets, Unrestricted 93,811 = 28.6
	Curr Liab Exc Curr Prtn LTD (1,319) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (3,277) $_{IR} > 2$
တ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 167,293 = 62.05	Expendable Fund Balance 90,534 = 11.9
	Average Monthly Operating 2,696	Average Monthly Operating 7,607
	and Other Expenses R >= 4.0 Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00	0.00
	IR >= 1.25	IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable (591) = 0.00	Tenant Receivable (591) = -0.0
	Total Tenant Revenue 0 IR < 1.50	Total Tenant Revenue 9,240 IR < 1.
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: -453.10
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (82) = 0.03	Accounts Payable (364) = 0.0
	Total Operating Expenses 2,696 IR < 0.75	Total Operating Expenses 7,607 IR < 0.
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 0.00%	Current Month 0.00 % 0.00%
	Year-to-Date 0.00% 0.00% IR >= 0.98	Year-to-Date 0.00 % 0.00 % IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16
	Total Points 25.00 25 Total Points 9.00 25	Total Points 25.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

0

111

(111)

0.00

0.00

0.00

ontilo E	хропаа	010 11	0171000	to rtatio	IVI E I V	111/
Expendable	Fund Ba	Fund Balance 90,5				11.90
Average Mo	Average Monthly Operating				, =	11.90
and Other E	and Other Expenses					
Debt	Service	e Cov	verage I	Ratio (DS	CR)	
			0.00			4.05
					IR	>= 1.25
		nt Re	ceivable	e (TR)		
Tenant Rece				(591)	=	-0.06
Total Tenant				9,240		R < 1.50
Days	Receiva	able	Outstan	ding: -4	53.10	
	Acco	unts	Payabl	e (AP)		
Accounts Pa	yable			(364)		0.05
Total Operat	ing Expe	enses	<u> </u>	7,607	= //	R < 0.75
Occupan	CV		.oss	Occ %		
Current Mon		_	.00 %	0.00%		
Year-to-Date		_	.00 %	0.00%	IR	>= 0.98
				0.0070	n c	0.50
FASS		MP		MASS		MP
QR	12.00	12		Recyble	5.00	5
MENAR DSCR	11.00 2.00	11 2	Occupa	Payable	4.00 0.00	4 16
			Total P		9.00	25
Total Points	25.00	25	TOTAL P	OIIIIS	9.00	20
	Capit	al Fu	ınd Occ	upancy		
		5.	.00			
		5.	00			
				h		
		Exce	ss Casl	h		
		Exce		h		
		Exce	ss Casl			
Actual/UML	Aver	Exce	ess Casl 32,922)	0.00
Actual/UML Budget/UMA Increase (De	Aver	Exce	ess Casl 32,922 Dwelling	g Rent)	0.00 0.00 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			
Jtilities		0.00	0.00			
Protective Services		0.00	0.00			
nsurance		0.00	0.00			
Other Expenses		0.00	1.15			
Total Average Expense	\$	0.00	6.43 %			

Excess Cash 164,561

Average Dwelling Rent

0

0

0

Actual/UML

Budget/UMA

Increase (Decrease)

PUM / Percentage of Revenue						
Expense	Α	mount	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%			

Last Year

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

	This Year									
	Quick Ratio (QR)									
	Current Assets, Ur	restri	cted	533,81	3 =	1.56				
	Curr Liab Exc Curr	Prtn	LTD	(341,44	1)	>= 2.0				
ري ري	Months Expend	able N	let Ass	ets Ratio	(MENA	R)				
FASS	Expendable Fund	2 _	0.55							
-	Average Monthly	346,88	0 -	0.55						
	and Other Expens	ses			IR	>= 4.0				
	Debt Servi	CR)								
			-3.77		IR >	>= 1.25				
	Tenant Receivable (TR)									
	Tenant Receivable		154,372	=	0.50					
	Total Tenant Reve		311,500		< 1.50					
	Days Receivable Outstanding: 91.35									
SS	Acc	ounts	Payab	le (AP)						
MASS	Accounts Payable	;	(135,087)	=	0.39				
	Total Operating E	xpens	es :	346,880	IR	< 0.75				
	Occupancy	L	.oss	Occ %						
	Current Month		7.21%	93.72%						
	Year-to-Date	9).12%	91.80%	0 IR >	>= 0.98				
	FASS KFI		MASS H	KFI	MP					
	QR 9.90			Recvble	0.00	5				
	MENAR 0.00 DSCR 0.00			Payable	4.00	4 16				
			Occup	•	1.00					
	Total Points 9.90	25	Total F	oints	5.00	25				
	Capital Fund Occupancy									

Quick Ratio (QR)	Quick Ratio (QR)		
Current Assets, Unrestricted 533,813 = 1.56	Current Assets, Unrestricted 750,094 = 2.41		
Curr Liab Exc Curr Prtn LTD (341,441) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (311,335) $\frac{-2.41}{IR} >= 2.0$		
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)		
Expendable Fund Balance 192,372 = 0.55	Expendable Fund Balance 384,173 = 1.12		
Average Monthly Operating 346,880 and Other Expenses IR >= 4.0	Average Monthly Operating 342,919 and Other Expenses IR >= 4.0		
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)		
-3.77 IR >= 1.25	-8.63		
Tenant Receivable (TR)	Tenant Receivable (TR)		
Tenant Receivable 154,372 = 0.50	Tenant Receivable 28,626 = 0.11		
Total Tenant Revenue 311,500 IR < 1.50	Total Tenant Revenue 259,147 IR < 1.50		
Days Receivable Outstanding: 91.35	Days Receivable Outstanding: 20.62		
Accounts Payable (AP)	Accounts Payable (AP)		
Accounts Payable (135,087) = 0.39	Accounts Payable (122,042) = 0.36		
Total Operating Expenses 346,880 IR < 0.75	Total Operating Expenses 342,919 = 0.30		
Occupancy Loss Occ %	Occupancy Loss Occ %		
Current Month 7.21% 93.72%	Current Month 4.61 % 96.36%		
Year-to-Date 9.12% 91.80% IR >= 0.98	Year-to-Date 5.44 % 95.51% IR >= 0.98		
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP		
QR 9.90 12 Accts Recyble 0.00 5	QR 12.00 12 Accts Recvble 0.00 5		
MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 1.00 16	MENAR 6.18 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 8.00 16		
Total Points 9.90 25 Total Points 5.00 25	Total Points 18.18 25 Total Points 12.00 25		
Capital Fund Occupancy	Capital Fund Occupancy		
5.00	5.00		
0.00	3.33		
Excess Cash	Excess Cash		
(159,378)	38,008		
Average Dwelling Rent	Average Dwelling Rent		

Budget/UMA	176,324	2,964	59.49					
Increase (Decrease)	164,423	(243)	65.74					
PUM / Percentage of Revenue								
1 OW / I CICE	- Fow / Fercentage of Nevenue							
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

340,747

2,721

127.30 %

125.23

Actual/UML

255,	,328	2,831	90.19			
283,	,525	2,964	95.66			
(28,	197)	(133)	(5.47)			
PUM / Percentage of Revenue						
A	Amount	Percent				
\$	161.68	26.70	%			
	62.10	10.26				
	3.55	0.59				
	198.74	32.82				
	90.54	14.95				
	10.02	1.65				
	42.70	14.95				
	20.99	3.47				
\$	590.32	105.39	%			
	283 (28, entage \$	## Amount \$ 161.68	283,525 2,964 (28,197) (133) entage of Revenue Amount Percent \$ 161.68 26.70 62.10 10.26 3.55 0.59 198.74 32.82 90.54 14.95 10.02 1.65 42.70 14.95 20.99 3.47			

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

	This Year									
	Quick Ratio (QR)									
	Current Assets, Unr	175,57	74							
	Curr Liab Exc Curr		(92,27	= 78)	1.90					
		, IR	>= 2.0							
SS	Months Expendable Net Assets Ratio (MENA									
FASS	Expendable Fund I	96 =	0.97							
_	Average Monthly C	85,75								
	and Other Expense					>= 4.0				
	Debt Service			Ratio (D	SCR)					
		-2	26.78		IR >	>= 1.25				
	Tena	nt Re	ceivab	le (TR)						
	Tenant Receivable		56,896		0.50					
	Total Tenant Revenue			108,687	= IR	0.52 < <i>1.50</i>				
	Days Receiv	able	Outst	anding: 9	97.54					
SS	Acco	unts	Payab	le (AP)						
MASS	Accounts Payable			(38,431)	=	0.45				
	Total Operating Ex	pense	es	85,757		< 0.75				
	Occupancy	L	oss	Occ %	, 0					
	Current Month	4	.05%	96.60	%					
	Year-to-Date	2	.93%	97.73	% IR >	>= 0.98				
	FASS KFI	MP		MASS	KFI	MP				
	QR 11.53	12	Accts	Recvble	0.00	5				
	MENAR 0.00	11		Payable	4.00	4				
	DSCR 0.00	2	Occup	-	12.00	16				
	Total Points 11.53	25	Total F	Points	16.00	25				
	Capital Fund Occupancy									

Capital Fund Occupancy 5.00								
Ex	Excess Cash							
	(3,582)							
Average	Average Dwelling Rent							
Actual/UML	111,093	862	128.88					
Budget/UMA 94,868 882 107.56								
Increase (Decrease)	16,225	(20)	21.32					

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 %			

Last Year								
Quick Ratio (QR)								
Current Assets, Unrestricted	65,132	= 0.76						
Curr Liab Exc Curr Prtn LTD	(86,032)	- 0.70 IR >= 2.0						
Months Expendable Net Ass	sets Ratio (M	ENAR)						
Expendable Fund Balance	(20,900)	= -0.22						
Average Monthly Operating	95,966	0.22						
and Other Expenses		IR >= 4.0						
Debt Service Coverage Ratio (DSCR)								

Tenant Receivable (TR)								
Tenant Receivable								
	147,358	= 0.16 $IR < 1.50$						
Days Receivable Outstanding: 31.40								
nts Payab	ole (AP)							
	(31,802)	- 0.33						
ses	95,966	IR < 0.75						
Loss	Occ %							
5.41 %	96.55%							
Year-to-Date 6.08 %								
	nts Payab ses Loss 5.41 %	24,214 147,358 bble Outstanding: 31 nts Payable (AP) (31,802) ses 95,966 Loss Occ % 5.41 %						

0.00

FASS KFI		MP	MASS KFI		MP
QR 0.00 ²		12	Accts Recyble 2.00		5
MENAR 0.00		11	Accts Payable 4.00		4
DSCR 2.00		2	Occupancy	8.00	16
Total Points 2.00		25	Total Points	14.00	25

Capital	Fund Occupancy	
	5.00	

(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)					

Excess Cash

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	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 218,258 = 0.48	Current Asset
	Curr Liab Exc Curr Prtn LTD (455,734) IR >= 2.0	Curr Liab Exc
S	Months Expendable Net Assets Ratio (MENAR)	Months Ex
FASS	Expendable Fund Balance (237,476)	Expendable F
	Average Monthly Operating 88,785 = -2.67 and Other Expenses	Average Mont and Other Exp
	Debt Service Coverage Ratio (DSCR)	Debt \$
	1.94 IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable 60 343	Tenant Receiv
	Total Tenant Revenue 135,872 R < 1.50	Total Tenant F
	Days Receivable Outstanding: 87.90	Days
SS	Accounts Payable (AP)	
MASS	Accounts Payable (400,369) = 4.51	Accounts Pay
	Total Operating Expenses 88,785 IR < 0.75	Total Operatin
	Occupancy Loss Occ %	Occupancy
	Current Month 1.20% 98.80%	Current Month
	Year-to-Date 2.59% 97.41% IR >= 0.98	Year-to-Date
	FASS KFI MP MASS KFI MP	FASS K
	QR 0.00 12 Accts Recyble 0.00 5	QR
	MENAR 0.00 11 Accts Payable 0.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR DSCR
	Total Points 2.00 25 Total Points 12.00 25	Total Points
	Capital Fund Occupancy	
	- Capital I und Occupancy	

Last Year						
Quick Ratio (QR)						
Current Assets, Unre	estrict	ed	193,13	0 =	2.08	
Curr Liab Exc Curr P	rtn L	TD	(92,82	0)	2.00	
Months Expendal	ble N	et Ass	ets Ratio	(MENA	ıR)	
Expendable Fund Ba	alance	Э	100,31		4.00	
Average Monthly Op	eratir	ng	97,37	<u> </u>	1.03	
and Other Expenses				IR	? >= 4.0	
Debt Service	e Cov	/erage	Ratio (D	SCR)		
		0.00		IR:	>= 1.25	
Tenar	nt Re	ceivab	le (TR)			
Tenant Receivable			26,704	=	0.16	
Total Tenant Revenu	е		168,202		2 < 1.50	
Days Receiv	/able	Outst	anding:	29.41		
Acco	unts	Payab	le (AP)			
Accounts Payable			(30,245)		0.31	
Total Operating Expe	enses	1	97,375	= IR	2 < 0.75	
Occupancy	L	oss	Occ %			
Current Month	•	.80 %	0007	•		
Year-to-Date	2.	.69 %	97.31%	IR:	>= 0.98	
FASS KFI	MP		MASS	KFI	MP	
QR 12.00	12	,	Recvble	2.00	5	
MENAR 6.04	11	Accts	Payable	4.00	4	
DSCR 2.00	2	Occup	ancy	12.00	16	
Total Points 20.04	25	Total F	Points	18.00	25	
Capit	al Fu	nd Oc	cupancy			
5.00						

(329,130)						
Avera	age Dwelling R	ent				
Actual/UML	139,670	976	143.10			
Budget/UMA	90,710	1,002	90.53			

Increase (Decrease)

48,960

52.58

(26)

Excess Cash

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 %	

Capital Fund Occupancy							
5.00							
Excess Cash							
1,929							
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					

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%	

= 3.14

IR >= 2.0

1.73

IR >= 4.0

IR >= 1.25

0.01 IR < 1.50

= 0.63 IR < 0.75

IR >= 0.98

MP 5

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 284,936 = 1.19	Current Assets, Unrestricted 486,089
	Curr Liab Exc Curr Prtn LTD (240,372) IR >= 2.0	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{3.1}{IR} > 2$
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 44,564 = 0.23	Expendable Fund Balance 206,301 = 1.7
	Average Monthly Operating 197,603	Average Monthly Operating 119,436
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.96 IR >= 1.25	1.25 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 29,015 = 0.08	Tenant Receivable 3,070 = 0.0
	Total Tenant Revenue 366,115 IR < 1.50	Total Tenant Revenue 412,509 IR < 1.8
	Days Receivable Outstanding: 14.92	Days Receivable Outstanding: 1.41
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (160,910) = 0.81	Accounts Payable (74,990) = 0.6
	Total Operating Expenses 197,603 IR < 0.75	Total Operating Expenses 119,436
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.11% 98.89%	Current Month 2.58 % 97.42%
	Year-to-Date 4.92% 95.08% IR >= 0.98	Year-to-Date 1.66 % 98.34 % IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 8.09 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 2.00 4 DSCR 0.00 2 Occupancy 8.00 16	MENAR 7.07 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
	Total Points 8.09 25 Total Points 15.00 25	Total Points 21.07 25 Total Points 25.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

MENAR DSCR	0.00	11 2	Accts Paya		.00 .00	4 16		MENAR DSCR	7.07 2.00	11 2	Accts Payab Occupancy	e 4. 16.	00 00	4 16
Total Points	8.09	25	Total Point	s 15	.00	25		Total Points	21.07	25	Total Points	25.	00	25
Capital Fund Occupancy)		Capit	al Fu	ınd Occupan	су					
		5	.00				J			5	00			
		Exc	ess Cash							Exce	ss Cash			
		(1	55,067)							8	35,440			
	Aver	age	Dwelling Re	ent					Aver	age	Dwelling Rer	t		
Actual/UML			383,916	1,546	24	8.33		Actual/UML		3	97,543 1	599	248	3.62
Budget/UM/	4		385,700	1,626	23	7.21		Budget/UMA		3	87,000 1	,626	238	3.01
Increase (D	ecreas	e)	(1,784)	(80)	1	1.12	J	Increase (De	crease)		10,543	(27)	10	0.61
PUM / Percentage of Revenue				Р	UM / Pe	rcer	tage of Reve	nue						
Expense			Amount	Percen	t			Expense			Amount P	ercent		
0 1 :		. .	A 404.07	05.0	20/			0 1			A 457.05	00.0	40/	

Expense	1	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%		

IR >= 2.0

1.16

IR >= 4.0

IR >= 1.25

0.23 IR < 1.50

0.50 IR < 0.75

IR >= 0.98

MP 5

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 116,405 = 1,27	Current Assets, Unrestricted 184,002
	Curr Liab Exc Curr Prtn LTD $(91,773)$ $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.2$ $\frac{1}{ R } = 2.2$
ဟ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 24,631	Expendable Fund Balance 100,335
	Average Monthly Operating 63,114 = 0.39 and Other Expenses $ R\rangle = 4.0$	Average Monthly Operating 86,380 and Other Expenses IR >= 4.1
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	215.30 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 48,391 = 0.48	Tenant Receivable 36,762 = 0.2
	Total Tenant Revenue 99,887 IR < 1.50	Total Tenant Revenue 160,291 IR < 1.8
	Days Receivable Outstanding: 90.50	Days Receivable Outstanding: 44.35
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (54,344) = 0.86	Accounts Payable (43,532) = 0.5
	Total Operating Expenses 63,114 _{IR < 0.75}	Total Operating Expenses 86,380 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 1.43% 98.57%	Current Month 1.43 % 98.57%
	Year-to-Date 2.14% 97.86% IR >= 0.98	Year-to-Date 3.21 % 96.79% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 8.49 12 Accts Recvble 0.00 5	QR 12.00 12 Accts Recvble 2.00 5
	MENAR 0.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 6.24 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	Total Points 10.49 25 Total Points 14.00 25	Total Points 20.24 25 Total Points 18.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

(39,664)								
Average Dwelling Rent								
Actual/UML	101,420	822	123.38					
Budget/UMA	64,850	840	77.20					
Increase (Decrease)	36,570	(18)	46.18					

Excess Cash

PUM / Percentage of Revenue							
Expense	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 %				

Excess Cash								
13,429								
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								

PUM / Percentage of Revenue					
	Amount	Percent			
\$	176.92	29.12%			
	25.67	4.22			
	0.33	0.05			
	185.15	30.48			
	99.10	16.31			
	3.76	0.62			
	37.89	16.31			
	21.91	3.61			
\$	550.73	100.72%			
	\$	Amount \$ 176.92 25.67 0.33 185.15 99.10 3.76 37.89 21.91	Amount Percent \$ 176.92 29.12% 25.67 4.22 0.33 0.05 185.15 30.48 99.10 16.31 3.76 0.62 37.89 16.31 21.91 3.61		

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 Curr Liab Exc Curr Prtn LTD (67,163) = 2.29 Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 86,515 Average Monthly Operating 69,198 and Other Expenses IR >= 4.0 Debt Service Coverage Ratio (DSCR)	Current Assets, Unr Curr Liab Exc Curr I Months Expenda Expendable Fund B Average Monthly Or and Other Expenses
		Tenant Receivable Total Tenant Revenue
MASS	Accounts Payable (AP) Accounts Payable (38,045) Total Operating Expenses 69,198 Total Operating Expenses 69,198	Accounts Payable Total Operating Exp
	Occupancy Loss Occ % Current Month 9.32% 90.68% Year-to-Date 6.21% 93.79% IR >= 0.98	Occupancy Current Month Year-to-Date
	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	PASS KFI QR 9.18 MENAR 0.00 DSCR 2.00 Total Points 11.18 Capi
	5.00	

	Qı	ıick l	Ratio (QR)		
Current Asse	ts, Unre	strict	ed	152,75	8 _	1.41
Curr Liab Ex	c Curr P	rtn L	TD	(108,15	(6) =	۱. 4 ۱ ۲>= 2.0
Months Ex	vnondal	olo N	ot Ass	ote Patio		
Expendable						ux)
Average Mor				44,60 78,02	_ =	0.57
and Other Ex		eraur	ıg	70,02		R >= 4.0
Debt	Service	e Cov	/erage	Ratio (D	SCR)	
			0.00		IR	>= 1.25
	Tenar	nt Re	ceivah	le (TR)		
Tenant Rece		it itto	CCIVAD	12,397		0.00
Total Tenant	Revenu	<u>—</u>		139,522	= IF	0.09 2 < 1.50
Days	Receiv	able		anding:	16.49	
	Acco	unts	Payab	ole (AP)		
Accounts Pa	yable			(76,696)		0.98
Total Operati	ng Expe	enses	;	78,025		R < 0.75
Occupano	су	L	oss	Occ %		
Current Mon	th	•	.08 %	94.92%	, 0	
Year-to-Date		4.	.38 %	95.62%) IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	9.18			Recvble	0.00	5
MENAR	0.00	11		Payable	2.00	4
DSCR	2.00		Occup		8.00	16
Total Points	11.18	25	Total F	oints	10.00	25
	Capit	al Fu	nd Oc	cupancy		
		5.	00			
		٠.				

Last Year

Average	Dwelling Re	nt	
Actual/UML	141,424	664	212.99
Budget/UMA	115,416	708	163.02
Increase (Decrease)	26,008	(44)	49.97

Excess Cash 16,368

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 %			

DSCR 2	2.00	2	Occupanc	y 8.0	00 16			
Total Points 1	1.18	25	Total Point	s 10.0	00 25			
	anita	al Fu	ind Occupa	ancv				
Capital Fund Occupancy 5.00								
0.00								
Excess Cash								
(34,058)								
	Avera	age	Dwelling R	ent				
Actual/UML		1	32,242	677	195.33			
Budget/UMA		1	53,000	708	216.10			
Increase (Decrea	ase)	(20,758)	(31)	(20.77)			
PUM	PUM / Percentage of Revenue							
Expense			Amount	Percent				
Salaries and Ber	nefits		\$ 137.95	23.96	5%			
Supplies and Ma	toriole	_	44.03	7.65				

4.61

226.14

106.21

4.75

35.48

22.37

\$ 581.53

0.80

39.28 20.10

0.83

20.10

3.89

116.60%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

	This Year									
	Quick Ratio (QR)									
	Current Assets, Unrestricted 247,025 = 3.81									
	Curr Liab Exc Curr Prtn LTD $(64,828)$ $R >= 2.0$									
40	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable Fund Balance 182,197									
Ī,	Average Monthly Operating 63,392 = 2.87									
	and Other Expenses IR >= 4.0									
	Debt Service Coverage Ratio (DSCR)									
	2.31 IR >= 1.25									
	Tenant Receivable (TR)									
	Tenant Receivable 5,438 = 0.03									
	Total Tenant Revenue 161,338 IR < 1.									
	Days Receivable Outstanding: 6.20									
MASS	Accounts Payable (AP)									
Σ	Accounts Payable (27,691) = 0.44									
	Total Operating Expenses 63,392 IR < 0.75									
	Occupancy Loss Occ %									
	Current Month 0.77% 99.23%									
	Year-to-Date 0.64% 99.36% IR >= 0.98									
	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									

	Last Year								
Quick Ratio (QR)									
Current Assets, Unrestricted 188,915 = 2.73									
Curr Liab Exc C	urr Prtn I	_TD	(69,080)	١	>= 2.0				
Months Expendable Net Assets Ratio (MENAR)									
Expendable Fu	nd Baland	се	119,834		0.40				
Average Monthl		ing	54,837	=	2.19				
and Other Expe	nses			IR >	>= 4.0				
Debt Service Coverage Ratio (DSCR)									
0.00 IR >= 1.25									
1	Tenant Receivable (TR)								
Tenant Receiva			451	=	0.00				
Total Tenant Revenue 165,564					< 1.50				
Days Receivable Outstanding: 0.50									
	Account	s Payable	(AP)						
Accounts Payal	ole	(30),793)	=	0.56				
Total Operating	Expense	s 54	4,837	_	< 0.75				
Occupancy		Loss	Occ %						
Current Month		1.54 %	98.46%						
Year-to-Date	(0.90 %	99.10%	IR >=	= 0.98				
FASS KF	I MP		MASS K	FI	MP				
	2.00 12			5.00	5				
	7.74 11	Accts Pa	-	4.00	4				
	2.00 2	Occupan		6.00	16				
Total Points 2	1.74 25	Total Poi	nts 2	25.00	25				
	Capital F	und Occu	pancy						
5.00									

Excess Cash	
117,502	

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

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 %	

Excess Cash
64,027

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

PUM / Perce	entag	ge of Re	venue
Expense	A	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%

IR >= 2.0

2.19

IR >= 4.0

IR >= 1.25

0.09 IR < 1.50

0.40 IR < 0.75

IR >= 0.98

MP 5

16

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 224,376 = 2.45	Current Assets, Unrestricted 184,544
	Curr Liab Exc Curr Prtn LTD $(91,716)$ $IR \ge 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 2.9$
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 132,660 = 1.70	Expendable Fund Balance 122,629 = 2.1
	Average Monthly Operating 78,148	Average Monthly Operating 55,940
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 54,484 = 0.36	Tenant Receivable 16,062 = 0.0
	Total Tenant Revenue 149,422 IR < 1.50	Total Tenant Revenue 186,340 IR < 1.
	Days Receivable Outstanding: 67.09	Days Receivable Outstanding: 16.02
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (54,006) = 0.69	Accounts Payable (22,342) _ 0.4
	Total Operating Expenses 78,148 IR < 0.75	Total Operating Expenses $55,940$ = $\frac{0.9}{ R < 0.9}$
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 3.51% 96.49%	Current Month 7.02 % 92.98%
	Year-to-Date 3.07% 96.93% IR >= 0.98	Year-to-Date 6.73 % 93.27% IR >= 0.0
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 0.00 5	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	MENAR 7.75 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
	Total Points 21.02 25 Total Points 16.00 25	Total Points 21.75 25 Total Points 8.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

ı	EX	cess Casn				
		53,336			J	
	Average	e Dwelling Re	nt			
	Actual/UML	162,000	663	244.34		Actual/UML
	Budget/UMA	119,500	684	174.71		Budget/UMA
	Increase (Decrease)	42,500	(21)	69.64	J	Increase (Decrea
	PUM / Perc	entage of Rev	venue)	PUM

Amount	Percent
\$ 177.64	25.27 %
13.14	1.87
4.79	0.68
84.66	12.04
85.39	12.15
156.52	22.27
16.95	13.21
16.62	2.36
\$ 555.72	89.86 %
_	\$ 177.64 13.14 4.79 84.66 85.39 156.52 16.95 16.62

Average Dwelling Rent							
Actual/UML	171,	,941	638	269.50			
Budget/UMA	151,	,908	684	222.09			
Increase (Decrease)	20,	,033	(46) 47.4°				
PUM / Percentage of Revenue							
Expense	A	Amount	Percent				
Salaries and Benefits	\$	192.09	32.2	4%			
Supplies and Materials		34.26	5.7	5			
Fleet Costs		2.18	0.3	7			
Outside Services	47.56		7.9	8			
Utilities		84.80	15.7	3			
Protective Services		3.22	0.5	4			
Insurance		36.75	15.7	2			

20.24

\$ 421.10

3.40

81.75%

Other Expenses

Total Average Expense

Excess Cash 66,207

2.98

IR >= 4.0

IR >= 1.25

0.01

0.50

IR < 0.75

IR >= 0.98

MP 5

IR < 1.50

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 318,600 = 5.03	Current Assets, Unrestricted 210,130 = 3.5
	Curr Liab Exc Curr Prtn LTD (63,311) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (59,644)
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 255,290 = 3.48	Expendable Fund Balance 150,486 = 2.9
	Average Monthly Operating 73,445	Average Monthly Operating 50,576
		and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	15.02 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable $4,741 = 0.03$	Tenant Receivable 1,540 = 0.0
	Total Tenant Revenue 174,554 IR < 1.50	Total Tenant Revenue 177,243 IR < 1.
	Days Receivable Outstanding: 5.00	Days Receivable Outstanding: 1.60
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (28,153) = 0.38	Accounts Payable (25,359) = 0.5
	Total Operating Expenses 73,445 IR < 0.75	Total Operating Expenses 50,576
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00%	Current Month 1.68 % 98.32%
	Year-to-Date 0.84% 99.16% <i>IR</i> >= 0.98	Year-to-Date 0.98 % 99.02% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 9.63 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16	MENAR 8.90 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
	Total Points 23.63 25 Total Points 25.00 25	Total Points 22.90 25 Total Points 25.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Exc	cess Cash				
	180,854				
Average	Dwelling Re	ent			
Actual/UML	186,394	708	263.27		Actu
Budget/UMA	171,678	714	240.45		Bud
Increase (Decrease)	14,716	(6)	22.82	J	Incre
PUM / Perce	entage of Re	venue			

PUM / Percer	nta	ge of Re	venue	
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 %	

Total Points 22.90	25 Total Points	25.00 25
Capital	Fund Occupa	ncy
	5.00	
E	xcess Cash	
	99,428	
Avera	ge Dwelling Re	nt
Actual/UML	175,104	707 247.67
Budget/UMA	172,353	714 241.39
Increase (Decrease)	2,751	(7) 6.28
PUM / Per	centage of Rev	enue
Expense	Amount I	Percent
Salaries and Benefits	\$ 117.13	24.49%

28.56

60.92

106.05

2.11

4.26

7.43

22.77

\$ 349.24

5.97

0.44

12.74

22.17

0.89

22.17

4.76

93.64%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

1.91

IR >= 4.0

IR >= 1.25

0.01 IR < 1.50

0.44

IR < 0.75

IR >= 0.98

MP 5

16

25

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 71,444 = 1.53	Current Assets, Unrestricted 119,581
	Curr Liab Exc Curr Prtn LTD (46,723) IR >= 2.0	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.7}{ R }$
ဟ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 24,720 = 0.55	Expendable Fund Balance 75,575 = 1,9
	Average Monthly Operating 44,609 and Other Expenses 44,609	Average Monthly Operating 39,660 and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.96	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 7,090 = 0.08	Tenant Receivable 1,487 = 0.0
	Total Tenant Revenue 90,072 IR < 1.50	Total Tenant Revenue 102,036 IR < 1.8
	Days Receivable Outstanding: 14.53	Days Receivable Outstanding: 2.69
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Z	Accounts Payable (20,244) = 0.45	Accounts Payable (17,494) = 0.4
	Total Operating Expenses 44,609 IR < 0.75	Total Operating Expenses 39,660 IR < 0.3
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.00% 98.00% Year-to-Date 1.67% 98.33% IR >= 0.98	Current Month 1.00 % 99.00% Year-to-Date 0.83 % 99.17% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 9.74 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 7.33 11 Accts Payable 4.00 4
	DSCR 0.00 2 Occupancy 16.00 16	DSCR 2.00 2 Occupancy 16.00 16
	Total Points 9.74 25 Total Points 25.00 25	Total Points 21.33 25 Total Points 25.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

	(20,609)		
Avera	ge Dwelling Re	nt	
Actual/UML	99,436	590	168.54
Budget/UMA	99,146	600	165.24

Increase (Decrease)

290

3.29

(10)

Excess Cash

PUM / Percei	nta	ge of Re	venue
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 %

E	xcess Cash		
	35,509		
Avera	ge Dwelling Ro	ent	
Actual/UML	99,826	595	167.77
Budget/UMA	103,461	600	172.44
Increase (Decrease)	(3,635)	(5)	(4.66)

PUM / Perce	enta	ge of Re	venue
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

			Thi	is Yea	r		
		Qu	ick	Ratio	(QR)		
	Current Assets	, Unre	estric	ted	77,12	7 =	0.42
	Curr Liab Exc (Curr P	rtn L	_TD	(185,36	0)	>= 2.0
S	Months Expe	endab	le N	et Ass	ets Ratio	(MENA	R)
FASS	Expendable F	und B	alan	се	(108,23	3) _	-0.64
	Average Mont and Other Exp			ting	169,50		>= 4.0
	Debt Se	rvice	Cov	/erage	Ratio (DS	CR)	
				0.61		IR >	>= 1.25
	1	Гепап	t Re	ceival	ble (TR)		
	Tenant Receiv	able			104,601	_	0.43
	Total Tenant R	evenu	ле		243,082	IR	< 1.50
	Days R	eceiva	able	Outst	anding: 7	9.88	
SS	A	Accou	ınts	Payab	ole (AP)		
MASS	Accounts Pay	able			(75,154)	=	0.44
	Total Operatin	д Ехр	ense	es	169,508	IR	< 0.75
	Occupancy		L	oss	Occ %	_	
	Current Month	1	_	.58%	94.21%	-	
	Year-to-Date		8	.19%	94.61%	6 IR >	>= 0.98
	FASS KF		MP		MASS I	KFI	MP
			12		Recvble	0.00	5
		0.00	11 2		Payable	4.00 8.00	4 16
			_		pancy		
	Total Points 0	0.00	25	iotal	Points	12.00	25

MENAR	0.00	11	Αc	cts Paya	ıble	4.00	4
DSCR	0.00	2	Od	ccupancy	′	8.00	16
Total Points	0.00	25	То	tal Points	s 1	2.00	25
	Capit	al Fu	ınd	Occupa	ncy		
		5	.00				
		Exc	ess	Cash			
		(2	283,0	025)			
	Aver	age	Dwe	elling Re	nt		\equiv
Actual/UML		age		elling Re	nt 1,862	2 12	29.35
Actual/UML Budget/UM/		age	24			_	29.35 93.43
	A		24 18	0,851	1,862	3 9	
Budget/UM/ Increase (D	A ecrease	e)	24 18 5	0,851 3,868	1,862 1,968 (106	3 9	93.43
Budget/UM/ Increase (D	A ecrease	e)	24 18 5 ntag	0,851 3,868 6,983	1,862 1,968 (106	3 (6) 3	93.43
Budget/UM/ Increase (D	A ecrease UM / Pe	e) ercei	24 18: 5: ntag	0,851 3,868 6,983 ge of Rev	1,862 1,968 (106 venue	3 (6) 3	93.43

0.95

15.06

10.52

3.65 10.52

2.86 80.21 %

5.24

83.20

58.08

20.17

22.72

15.78

407.62

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

20		1/21/2021 12:16:48PM
	La	st Year
Ì	Quick	Ratio (QR)
	Current Assets, Unrestric	ted 511,073 = 3.33
	Curr Liab Exc Curr Prtn L	TD (153,419) - 3.33
	Months Expendable N	let Assets Ratio (MENAR)
	Expendable Fund Balance	e 325,571 _ 4.00
	Average Monthly Operati	ng 173,309 = 1.88
Į	and Other Expenses	IR >= 4.0
	Debt Service Co	verage Ratio (DSCR)
		2.93 IR >= 1.25
	Tenant Re	ceivable (TR)
ľ	Tenant Receivable	32,952 = 0.11
	Total Tenant Revenue	302,689 = 0.11
l	Days Receivable	Outstanding: 20.30
	Accounts	Payable (AP)
	Accounts Payable	(44,515) – 0.26
	Total Operating Expenses	
	Occupancy L	oss Occ %
	-	.54 % 90.61%
	Year-to-Date 10	.16 % 92.02% <i>IR</i> >= 0.98
	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 Fu	und Occupancy

Excess Cash	
150,225	
	=

Avera	ge Dwelling	Rent	Ì
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	\$	170.82	29.48%	
Supplies and Materials		56.20	9.70	
Fleet Costs		3.33	0.58	
Outside Services		124.74	21.53	
Jtilities		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%	

4.75

IR >= 4.0

IR >= 1.25

0.01 IR < 1.50

0.38 IR < 0.75

IR >= 0.98

445

456

(11)

MP 5

297.85

284.76 13.09

IR >= 2.0

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

Months Expendable Net Assets Ratio (MENAR)			
Current Assets, Unrestricted 64,644 curr Liab Exc Curr Prtn LTD (52,045)		This Year	Last Year
Curr Liab Exc Curr Prtn LTD (52,045)		Quick Ratio (QR)	Quick Ratio (QR)
Curr Liab Exc Curr Prtn LTD (52,045)		Current Assets, Unrestricted 64,644	Current Assets, Unrestricted 255,354
Expendable Fund Balance 12,599 Average Monthly Operating 45,838 and Other Expenses 45,838 and Other Expenses 45,838 and Other Expenses 45,108 and Other Expenses 4		Curr Liab Exc Curr Prtn LTD (52 045)	$ \frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = 6.2 $
Average Monthly Operating and Other Expenses IR >= 4.0	c c	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Average Monthly Operating and Other Expenses IR >= 4.0	S	Expendable Fund Balance 12,599	Expendable Fund Balance 214,346
Tenant Receivable (TR)		Average Monthly Operating 45,838	Average Monthly Operating 45,108
Tenant Receivable (TR)		Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
Tenant Receivable 12,392 = 0.10 Total Tenant Revenue 125,667			0.00 IR >= 1.2
Tenant Receivable 12,392 = 0.10 Total Tenant Revenue 125,667 IR < 1.50		Tenant Receivable (TR)	Tenant Receivable (TR)
Total Tenant Revenue 125,667 IR < 1.50 Days Receivable Outstanding: 18.14 Days Receivable Outstanding: 138,007 IR < 1.50 Days Receivable Outstanding: 18.14 Days Receivable Outstanding: 1.32 Accounts Payable (27,658)		Tenant Receivable 12,392 - 0.10	Tenant Receivable 990
Accounts Payable (AP)		Total Tenant Revenue 125,667 IR < 1.50	
Total Operating Expenses 45,838		Days Receivable Outstanding: 18.14	Days Receivable Outstanding: 1.32
Total Operating Expenses 45,838	SS	Accounts Payable (AP)	Accounts Payable (AP)
Total Operating Expenses 45,838	Δ Σ	Accounts Payable (27,658) = 0.60	Accounts Payable (16,996) = 0.3
Current Month Year-to-Date 3.95% 96.05% 98.03% 96.05% Year-to-Date 1.97% 98.03%		Total Operating Expenses 45,838 IR < 0.75	Total Operating Expenses 45,108 IR < 0.7
Year-to-Date 1.97% 98.03% IR >= 0.98 Year-to-Date 2.41 % 97.59% IR >= 0.98 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 M 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		Occupancy Loss Occ %	Occupancy Loss Occ %
FASS 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 QR 12.00 12 Accts Recvble 5.00 2 MENAR 11.00 11 Accts Payable 4.00 2 DSCR 2.00 2 Occupancy 12.00 16 Total Points 25.00 25 Total Points 21.00 25		Year-to-Date 1.97% 98.03% IR >= 0.98	Year-to-Date 2.41 % 97.59% IR >= 0.9
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 MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Total Points 25.00 25 Total Points 21.00 25 Capital Fund Occupancy Capital Fund Oc			
DSCR 0.00 2 Occupancy 16.00 16 Total Points 8.36 25 Total Points 25.00 25 Capital Fund Occupancy DSCR 2.00 2 Occupancy 12.00 16 Total Points 25.00 25 Total Points 21.00 25 Capital Fund Occupancy			
Total Points 8.36 25 Total Points 25.00 25 Total Points 25.00 25 Total Points 21.00 25 Capital Fund Occupancy Capital Fund Occupancy		•	· ·
		Capital Fund Occupancy	Capital Fund Occupancy

entage of Re	venue			PUM / Per	centage of Re	venu
23,593	(9)	57.61		Increase (Decrease)	2,693	(1
109,310	456	239.71		Budget/UMA	129,850	45
132,903	447	297.32		Actual/UML	132,543	44
Dwelling Re	nt			Avera	ge Dwelling F	Rent
(33,901)					168,806	
	132,903 109,310 23,593	e Dwelling Rent 132,903 447 109,310 456	e Dwelling Rent 132,903	132,903 447 297.32 109,310 456 239.71 23,593 (9) 57.61	Average Section Property Property	Average Dwelling Fe

%
%

Excess Cash

PUM / Percentage of Revenue								
Expense	4	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%					

Excess Cash

0.20

IR >= 4.0

IR >= 1.25

0.04 IR < 1.50

0.77 IR < 0.75

IR >= 0.98

MP 5

IR >= 2.0

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

	This Year		Last Year
	Quick Ratio (QR)		Quick Ratio (QR)
	Current Assets, Unrestricted (3,264) = -0.02		Current Assets, Unrestricted 237,344
	Curr Liab Exc Curr Prtn LTD (145,046) $_{IR} >= 2.0$		${\text{Curr Liab Exc Curr Prtn LTD}} = 1.1$ ${ R } > 2.$
S	Months Expendable Net Assets Ratio (MENAR)		Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (148,310) = -0.96		Expendable Fund Balance 33,101 = 0.2
•	Average Monthly Operating 154,006 and Other Expenses 154,006		Average Monthly Operating 167,257 and Other Expenses IR >= 4.
	Debt Service Coverage Ratio (DSCR)		Debt Service Coverage Ratio (DSCR)
	-65.06		0.00 IR >= 1.2
	Tenant Receivable (TR)		Tenant Receivable (TR)
	Tenant Receivable 70,282 = 0.35		Tenant Receivable 10,427 = 0.0
	Total Tenant Revenue 200,934 IR < 1.50		Total Tenant Revenue 254,065 IR < 1.5
	Days Receivable Outstanding: 64.35		Days Receivable Outstanding: 7.58
MASS	Accounts Payable (AP)		Accounts Payable (AP)
₹	Accounts Payable (58,069) = 0.38		Accounts Payable (128,074) = 0.7
	Total Operating Expenses 154,006 IR < 0.75		Total Operating Expenses 167,257 $\frac{10.7}{1R < 0.7}$
	Occupancy Loss Occ %		Occupancy Loss Occ %
	Current Month 1.61% 98.39%		Current Month 2.02 % 97.98%
	Year-to-Date 1.01% 98.99% IR >= 0.98	l	Year-to-Date 1.88 % 98.12% IR >= 0.9
	FASS KFI MP MASS KFI MP		FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recyble 0.00 5		QR 7.98 12 Accts Recvble 0.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 16.00 16		MENAR 0.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 16.00 16
	Total Points 0.00 25 Total Points 20.00 25		Total Points 9.98 25 Total Points 18.00 25
		, (
	Capital Fund Occupancy 5.00		Capital Fund Occupancy 5.00
	3.00	l	3.00

(304,718)		
Average	Dwelling R	ent	
Actual/UML	188,484	1,473	127.96
Budget/UMA	105,254	1,488	70.74
Increase (Decrease)	83,230	(15)	57.22

Excess Cash

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 %					

Excess Cash									
(135,860)									
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						
PIIM / Per	centage of F	Pevenue							

PUM / Percentage of Revenue									
Expense	A	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									
	Quick Ratio (QR)									
	Current Assets, Unrestricted 69,943 = 1.20									
	Curr Liab Exc Curr Prtn LTD (58,228)									
ဟ	Months Expendable Net Assets Ratio (MENAR)									
FASS	Expendable Fund Balance 11,715									
ш.	Average Monthly Operating 66,150 = 0.18									
	and Other Expenses IR >= 4.0									
	Debt Service Coverage Ratio (DSCR)									
	-58.43									
	Tenant Receivable (TR)									
	Tenant Receivable 43 286									
	Total Tenant Revenue 72,714 R < 1.50									
	Days Receivable Outstanding: 129.66									
SS	Accounts Payable (AP)									
MASS	Accounts Payable (29,795) = 0.45									
	Total Operating Expenses 66,150 IR < 0.75									
	Occupancy Loss Occ %									
	Current Month 0.00% 100.00%									
	Year-to-Date 1.00% 99.00% IR >= 0.98									
	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									

	Year-to-Dat	е	1	.00)% 9	9.00%)	IR >	= 0.98	
	FASS KFI MP				MASS KFI MP					
ľ	QR	8.17	12	A	ccts Recv	/ble	0.0	00	5	
	MENAR	0.00	11	A	ccts Paya	ıble	4.0	00	4	
	DSCR	0.00	2	0	ccupancy	′	16.0	00	16	
	Total Points	8.17	25	To	tal Point	3	20.0	00	25	
		Capit	al Fu	nd	Occupa	ncy				
			5	.00						
			Exce	ess	Cash					
			(!	55,9	920)					
Average I				Dw	elling Re	nt				
	Actual/UML			7	4,248	59	4	12	5.00	
	Actual/UML Budget/UM				4,248 1,445	59 60	-		5.00 9.08	
		A	e)		•	60	-	119		
	Budget/UM/ Increase (D	A ecreas		7	1,445	60	0 6)	119	9.08	
	Budget/UM/ Increase (D	A ecreas		7 ntag	1,445 2,803	60 (venue	6)	119	9.08	
	Budget/UM/ Increase (D	ecreas	ercer	7 ntag	1,445 2,803 ge of Rev Amount	60 (venue	6)	119	9.08	
	Budget/UM. Increase (D P Expense	ecrease UM / Pe	ercer	ntag	1,445 2,803 ge of Rev Amount	enue Perc	0 6) ent	119 5 %	9.08	
	Budget/UM. Increase (D P Expense Salaries and	ecrease UM / Pe	ercer	ntag	2,803 ge of Rev Amount	/enue	6) ent	119 5 %	9.08	
	Budget/UM. Increase (D P Expense Salaries and Supplies and	ecrease UM / Po	ercer	ntag	1,445 2,803 ge of Rev Amount 185.36 27.76	Perc 37	6) ent 7.62	119 5 %	9.08	
	Budget/UM. Increase (D P Expense Salaries and Supplies and Fleet Costs	ecrease UM / Po	ercer	ntag	1,445 2,803 ge of Re Amount 185.36 27.76 0.00	600 (venue Perc 37 5	ent 7.62 5.63	119 5 %	9.08	
	Budget/UM. Increase (D P Expense Salaries and Supplies and Fleet Costs Outside Ser	A ecrease UM / Po d Benefit Mate vices	ercer fits rials	ntag	2,803 ge of Rev Amount 185.36 27.76 0.00 124.84	600 (venue Perc 37 5 0 25	ent 7.62 5.63 0.00 5.34	119 5	9.08	
	Budget/UM. Increase (D P Expense Salaries and Supplies and Fleet Costs Outside Ser Utilities	A ecrease UM / Po d Benefit Mate vices	ercer fits rials	ntag	2,803 ge of Rev Amount 185.36 27.76 0.00 124.84 120.57	600 (venue 37 5 0 25 24	ent 7.62 5.63 0.00 5.34 1.47	1119	9.08	
	Budget/UM. Increase (D P Expense Salaries and Supplies and Fleet Costs Outside Ser Utilities Protective S	M / Pour de Beneral de Matervices Services	ercer fits rials	ntag	2,803 ge of Rev Amount 185.36 27.76 0.00 124.84 120.57 15.12	600 (venue Perc 37 5 0 25 24 3	ent (.62 5.63 0.00 5.34 1.47	119	9.08	
	Budget/UM. Increase (D P Expense Salaries and Supplies and Fleet Costs Outside Set Utilities Protective Salaries	ecrease UM / Pe d Bener d Mate vices Services	ercer fits rials	77 nta: \$	1,445 2,803 ge of Rev Amount 185.36 27.76 0.00 124.84 120.57 15.12 32.54 15.54	60 (venue Perc 37 5 0 25 24 3 24	ent (.62 5.63 0.00 6.34 1.47	119	9.08	

0			1/21	/2021 *	12:14:33PN	Л			
		La	st Year						
	Quick Ratio (QR)								
Currer	nt Assets, Unre	estrict	ed	148,61	2 =	2.38			
Curr L	iab Exc Curr P	rtn L	ΓD	(62,52	11)	>= 2.0			
Mor	nths Expendal	ble N	et Ass	ets Ratio	(MENA	R)			
Expen	idable Fund Ba	alance	9	86,09	91	4.00			
	ge Monthly Op ther Expenses		ng	67,33		1.28 >= 4.0			
	Debt Service		orano	Ratio (D					
	Debt Service		0.00	Italio (D	<u>301()</u>				
			0.00		IR >	= 1.25			
	Tenar	nt Re	ceivab	le (TR)					
	t Receivable			21,445	=	0.22			
Total 1	enant Revenu			95,947		< 1.50			
	Days Receiv	/able	Outst	anding:	41.32				
	Acco	unts	Payab	le (AP)					
Accou	nts Payable			(36,225)	_	0.54			
Total C	Operating Expe	enses	i	67,334	- IR	< 0.75			
Occ	cupancy	ī	oss	Occ %)				
Currei	nt Month	1.	.00 %	99.00%	6				
Year-t	o-Date	2.	67 %	97.33%	6 IR >	·= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
QR	12.00	12		Recvble	2.00	5			
MENAI		11		Payable	4.00	4			
DSCR	2.00	2	Occup	-	12.00	16			
Total P	oints 20.41	25	Total F	oints	18.00	25			
	Capit	al Fu	nd Oc	cupancy					

5.00
Excess Cash

18,464

Avera	ge Dwelling F	Dwelling Rent						
Actual/UML 85,054 584 145.6								
Budget/UMA	68,280	600	113.80					
Increase (Decrease)	16,774	(16)	31.84					

PUM / Percentage of Revenue							
Expense	4	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							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 365,037 = 1.88							
	Curr Liab Exc Curr Prtn LTD (194,053) IR >= 2.0							
ဟ	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 170,984 = 1.35							
ш.	Average Monthly Operating 126,894							
	and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	0.00 IR >= 1.25							
	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)							
Σ	Accounts Payable (125,867) = 0.99							
	Total Operating Expenses 126,894 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 4.76% 95.24%							
	Year-to-Date 4.26% 95.74% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 11.43 12 Accts Recyble 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							
	Total Folitis 19.94 20 Total Folitis 10.00 20							
	Capital Fund Occupancy							

DSCR	CR 2.00 2		0	Occupancy		8.00	16		
Total Points	19.94	25	To	tal Points	s 1	5.00	25		
Capital Fund Occupancy									
5.00									
	Excess Cash								
			42,	562					
	Aver	age	Dw	elling Re	nt				
Actual/UML	=		272,973 247,282		1,327	20	5.71		
Budget/UM	Α				1,386	17	8.41		
Increase (D	ecreas	e)	2	5,691	(59)) 2	7.29		
Р	UM / P	erce	nta	ge of Rev	venue				
Expense	Expense Amount Percent								
Salaries an	d Bene	fits	\$	190.58	36.0	00 %			
Supplies ar	nd Mate	rials		15.40	2.9	91			

0.01

38.30

96.83

78.20

16.46

16.43

452.21

0.00

7.23

18.29

14.7718.29

3.10 100.61 %

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense \$

Other Expenses

.0				1/∠1/	72021	12.14.42PI	VI		
			La	st Year					
Ì	Quick Ratio (QR)								
	Current Asse	ets, Unre	strict	ed	333,60)3 =	2.62		
	Curr Liab Ex	c Curr P	rtn L	TD	(127,37	73)	>= 2.02		
	Months Expendable Net Assets Ratio (MENAR)								
	Expendable	Fund Ba	lanc	Э	206,23	31 _	2.16		
	Average Mor		eratir	ng	95,46	33 =	2.10		
J	and Other Ex	kpenses				IR	>= 4.0		
[Debt	Service	Cov	/erage	Ratio (D	SCR)			
				0.00		IR:	>= 1.25		
		Tenan	ıt Re	ceivab	le (TR)				
ľ	Tenant Rece	ivable	19,530		=	0.07			
	Total Tenant				< 1.50				
J	Days	Receiv	able	Outst	anding:	12.95			
		Acco	ounts Payable (AP)						
	Accounts Pa	yable	(53,645)			0.56			
	Total Operati	ng Expe	enses 95,463			= IR	2 < 0.75		
	Occupan	су	L	oss	Occ %	,)			
	Current Mon	th		.60 %	97.40%	6			
	Year-to-Date	!	1.	.95 %	98.05%	6 IR:	>= 0.98		
	FASS	KFI	MP		MASS	KFI	MP		
	QR	12.00	12		Recvble	5.00	5		
	MENAR	7.70	11		Payable	4.00	4		
	DSCR	2.00	2	Occup		16.00	16		
l	Total Points	21.70	25	Total F	oints	25.00	25		
		Capit	al Fu	nd Oc	cupancy				
			5.	00					

Excess Cash
109,998

Avera	ge Dwelling	lling 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	4	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

		Th	is Yea	r				
	Quick Ratio (QR)							
	Current Assets, Ur	cted	32,68	39 =	0.97			
	Curr Liab Exc Curi	Prtn	LTD	(33,57	79)	0.57 !>= 2.0		
(y)	Months Expend	able N	let Ass	sets Ratio	(MENA	R)		
FASS	Expendable Fund	Balar	nce	(89)	90) _	-0.03		
•	Average Monthly Operating and Other Expenses			31,40		-0.03 !>= 4.0		
	Debt Service Coverage Ratio (DSCR)							
		-	88.90		IR:	>= 1.25		
	Tenant Receivable (TR)							
	Tenant Receivable			3,729		0.05		
	Total Tenant Revenue			73,124	- IR	2 < 1.50		
	Days Rece	9.38						
SS	Accounts Payable (AP)							
MASS	Accounts Payable		(18,545)	_	0.59			
	Total Operating E	xpens	es	31,402	IF	2 < 0.75		
	Occupancy	L	.oss	Occ %	, 0			
	Current Month		0.00%	100.00				
	Year-to-Date	2	2.67%	97.33	% IR:	>= 0.98		
	FASS KFI	MP		MASS	KFI	MP		
	QR 0.00			Recvble	5.00	5		
	MENAR 0.00			Payable	4.00	4		
	DSCR 0.00			pancy	12.00	16		
	Total Points 0.00	25	Total	Points	21.00	25		

	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 32,689 = 0.97	Current Assets, Unrestricted 51,395
	Curr Liab Exc Curr Prtn LTD (33,579)	Curr Liab Exc Curr Prtn LTD (21,928)
	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (M
	Expendable Fund Balance (890)	Expendable Fund Balance 29,467
	Average Monthly Operating $31,402$ = -0.03 and Other Expenses $IR >= 4.0$	Average Monthly Operating 26,572 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCF
	-88.90 IR >= 1.25	0.00
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 3,729 = 0.05	Tenant Receivable (11,966)
	Total Tenant Revenue 73,124 IR < 1.50	Total Tenant Revenue 74,990
	Days Receivable Outstanding: 9.38	Days Receivable Outstanding: -29.0
	Accounts Payable (AP)	Accounts Payable (AP)
	Accounts Payable (18,545) = 0.59	Accounts Payable (8,600)
	Total Operating Expenses 31,402 IR < 0.75	Total Operating Expenses 26,572
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 0.00% 100.00% Year-to-Date 2.67% 97.33% IR >= 0.98	Current Month 0.00 % 100.00% Year-to-Date 1.00 % 99.00%
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KF
	QR 0.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recyble 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 6.16 11 Accts Payable 4
	DSCR 0.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy 16
	Total Points 0.00 25 Total Points 21.00 25	Total Points 20.16 25 Total Points 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
1		
	Evenes Cook	Evcoss Cash

5.00									
Excess Cash									
(32,581)									
Average	Dw	elling Re	nt						
Actual/UML	7	8,015	292	267.17					
Budget/UMA	5	8,654	300	195.51					
Increase (Decrease)	1	9,361	(8)	71.66					
PUM / Perce	nta	ge of Rev	venue						
Expense		Amount	Percen	t					
Salaries and Benefits	\$	234.00	46.93	3 %					
Supplies and Materials		21.25	4.26	6					
Fleet Costs		0.00	0.00)					
Outside Services		102.68	20.59)					
Utilities		134.93	27.06	3					
Protective Services		0.00	0.00)					

12.09

22.17

Insurance Other Expenses

Total Average Expense \$ 527.12

27.06

4.45

130.35 %

Cuil Liab Ext	J Odii i			(21,92	.0)	R >= 2.0
Months Ex	pendal	ole N	let Ass	ets Ratio	(MEN	AR)
Expendable I	Expendable Fund Baland			29,46	57	
Average Mor	thly Op	eratii	ng	26,57	<u> </u>	1.11
and Other Ex					I	R >= 4.0
Debt	Service	e Co	verage	Ratio (D	SCR)	
			0.00		IF	? >= 1.25
	Tonar	t Po	coivab	le (TR)		==
Tenant Recei		it ixe		(11,966)		0.40
Total Tenant	Revenu	<u>—</u>		74,990	= /	-0.16 R < 1.50
Days	Receiv	able	Outsta	anding: -	29.66	
	Acco	unts	Payab	ole (AP)		
Accounts Pay	yable			(8,600)		0.32
Total Operati		enses	3	26,572	= /	0.32 R < 0.75
Occupano	у	L	oss	Осс %		
Current Mont	th	0	.00 %	100.00%	o o	
Year-to-Date		1	.00 %	99.00%	o IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12		Recvble	5.00	5
MENAR	6.16	11		Payable		4
DSCR	2.00	2			16.00	16
Total Points	20.16	25	lotal I	Points	25.00	25
	Capit	al Fu	ınd Oc	cupancy		
		5.	00			
		Exce	ss Cas	sh		
			2,753			
	Aver	age	Dwellir	ng Rent		
Actual/UML			74,491	29	7 2	50.81

Last Year

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%		

74,000

491

300

(3)

246.67

4.14

Budget/UMA

Increase (Decrease)

116,566

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 167,918 = 3.94	Current Assets, Unrestricted 11
	Curr Liab Exc Curr Prtn LTD $(42,672)$ $= 3.94$	Curr Liab Exc Curr Prtn LTD (6
တ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets R
FASS	Expendable Fund Balance 125,246	Expendable Fund Balance 5
	Average Monthly Operating 61,774 = 2.03 and Other Expenses	Average Monthly Operating 7 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio
	14.47 IR >= 1.25	0.00
	Tenant Receivable (TR)	Tenant Receivable (TI
	Tenant Receivable 28,987 = 0.29	Tenant Receivable 16,3
	Total Tenant Revenue 99,231 IR < 1.50	Total Tenant Revenue 79,6
	Days Receivable Outstanding: 59.82	Days Receivable Outstanding
SS	Accounts Payable (AP)	Accounts Payable (A
MASS	Accounts Payable (21,028) = 0.34	Accounts Payable (39,7
	Total Operating Expenses 61,774 IR < 0.75	Total Operating Expenses 73,3
	Occupancy Loss Occ %	Occupancy Loss Oc
	Current Month 0.96% 99.04%	Current Month 0.96 % 99
	Year-to-Date 3.04% 96.96% IR >= 0.98	Year-to-Date 5.13 % 94.
	FASS KFI MP MASS KFI MP	FASS KFI MP MA
	QR 12.00 12 Accts Recyble 0.00 5	QR 10.95 12 Accts Recv
	MENAR 7.51 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Paya
	DSCR 2.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy
	Total Points 21.51 25 Total Points 16.00 25	Total Points 12.95 25 Total Points
	Capital Fund Occupancy	Capital Fund Occupa
	5.00	5.00

	Curr Liab Exc C	Curr Prtn L	.TD (65,40	$\frac{1}{6} = 1.78$				
	Months Expendable Net Assets Ratio (MENAR)							
	Expendable Fu	0 0 70						
	Average Month	$\frac{3}{7} = 0.70$						
	and Other Expe	enses		IR >= 4.0				
	Debt Se	ervice Co	verage Ratio (D	SCR)				
			0.00	IR >= 1.25				
	1	enant Re	ceivable (TR)					
	Tenant Receiva	ble	16,378	= 0.21				
	Total Tenant Re	venue	79,604	IR < 1.50				
	Days R	eceivable	Outstanding:	39.21				
		Accounts	Payable (AP)					
	Accounts Payal	ole	(39,702)	- 0.54				
	Total Operating Expenses 73,377			IR < 0.75				
	Occupancy		oss Occ %					
	Current Month	-	0.96 % 99.04%	-				
l	Year-to-Date	5	5.13 % 94.87%	o IR >= 0.98				
	FASS KF	I MP	MASS	KFI MP				
		0.95 12	Accts Recvble	2.00 5				
		0.00 11	Accts Payable	4.00 4				
		2.00 2	Occupancy Total Dainte	8.00 16				
l (Total Points 1	2.95 25	Total Points	14.00 25				
		Capital Fu	and Occupancy					
		5	.00					
ſ		Exce	ess Cash					
	(22,666)							

	62,344		
Average	Dwelling Re	nt	
Actual/UML	94,635	605	156.42
Budget/UMA	47,618	624	76.31
Increase (Decrease)	47,017	(19)	80.11
DUM / Dorgo	ntone of Box	/0.D.I.0	

Excess Cash

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 %	

Capital Fund Occupancy						
5.00						
Excess Cash						
(22,666)						
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	\$ 130.20	23.0	2%			

13.38

0.42

37.85 15.58

1.84

4.06

111.74%

15.58

75.68

214.12

88.15

10.42

38.76

22.99

\$ 582.70

2.36

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

Last Year

KFI - FY Comparison for Scattered Sites - 69 Units Period Ending December 31, 2020

	This Year						
		Quick	Ratio (QR)				
	Current Assets,	Unrestri	cted 631,0	001 = 15.10			
	Curr Liab Exc C	urr Prtn	LTD (41,7				
	Months Evns	ndoble N	let Assets Ratio				
FASS							
¥	Expendable Fu Average Month			= 18.06			
	and Other Exp		ung 32,0	IR >= 4.0			
	Debt Se	SCR)					
			eceivable (TR)	IR >= 1.25			
	Tenant Receive		26,327	= 0.57			
	Total Tenant R		46,277 Outstanding:	IR < 1.50 105 02			
S			Payable (AP)	100.02			
MASS	Accounts Paya		(16,631)				
2	Total Operating			_ = 0.51			
		'		IR < 0.75			
	Occupancy		oss Occ				
	Current Month Year-to-Date		7.39% 82.61 6.67% 83.33				
	FASS KFI	MP	MASS				
		.00 12 .00 11	Accts Recyble Accts Payable	0.00 5 4.00 4			
		.00 2	Occupancy	0.00 16			
	Total Points 25	.00 25	Total Points	4.00 25			
	Capital Fund Occupancy						

Quick Ratio (QR) Quick Ratio (QR)		
Current Assets, Unrestricted 631,001 = 15.10	Current Assets, Unrestricted 275,062 = 4.79	
Curr Liab Exc Curr Prtn LTD (41,788) $_{IR} >= 2.0$	Curr Liab Exc Curr Prtn LTD $(57,395)$ = 4.79 $_{IR} >= 2.0$	
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)	
Expendable Fund Balance 589,213 = 18.06	Expendable Fund Balance 217,667 = 3.90	
Average Monthly Operating 32,624 and Other Expenses 32,624	Average Monthly Operating 55,851 and Other Expenses IR >= 4.0	
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)	
0.00 IR >= 1.25	0.00 IR >= 1.25	
Tenant Receivable (TR)	Tenant Receivable (TR)	
Tenant Receivable 26,327 = 0.57	Tenant Receivable 36,060 = 0.60	
Total Tenant Revenue 46,277 IR < 1.50	Total Tenant Revenue 60,059 IR < 1.50	
Days Receivable Outstanding: 105.02 Days Receivable Outstanding: 112.09		
Accounts Payable (AP)	Accounts Payable (AP)	
Accounts Payable (16,631) = 0.51	Accounts Payable (20,566) = 0.37	
Total Operating Expenses 32,624 IR < 0.75	Total Operating Expenses 55,851 = 0.37	
Occupancy Loss Occ %	Occupancy Loss Occ %	
Current Month 17.39% 82.61%	Current Month 11.27 % 91.30%	
Year-to-Date 16.67% 83.33% IR >= 0.98	Year-to-Date 39.46 % 93.53 % IR >= 0.98	
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP	
QR 12.00 12 Accts Recvble 0.00 5	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	MENAR 10.25 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	
Total Points 25.00 25 Total Points 4.00 25	DSCR 2.00 2 Occupancy 4.00 16 Total Points 24.25 25 Total Points 8.00 25	
Total Politis 25.00 25 Total Politis 4.00 25	Total Politis 24.23 23 Total Tollits 0.00 23	
Capital Fund Occupancy	Capital Fund Occupancy	
5.00	5.00	
Fuence Cook	Excess Cash	
Excess Cash 555,933	160,862	
300,933	100,002	
Average Dwelling Rent	Average Dwelling Rent	

555,933						
Average Dwelling Rent						
Actual/UML	49,454	345	143.34			
Budget/UMA	9,704	414	23.44			
Increase (Decrease)	39,750	(69)	119.91			
PUM / Percentage of Revenue						

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 %	

Capital Fund Occupancy								
	5.00							
Excess Cash								
160,862								
Average Dwelling Rent								
Actual/UML	ual/UML 71,190 405 175.78							
Budget/UMA	100,000	433	230.95					
Increase (Decrease) (28,810) (28) (55.1								
PUM / Percentage of Revenue								
Expense	Amount	Percent						
Salaries and Benefits	\$ 216.31	20.8	2%					

6.79

8.70

222.60

55.72

1.39

81.78

54.36

\$ 647.65

0.65

0.84

21.43 5.37

0.13

5.37

5.23

59.85%

Supplies and Materials

Outside Services

Protective Services

Total Average Expense

Other Expenses

Fleet Costs

Utilities

Insurance

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

			Th	is Year				
	Quick Ratio (QR)							
	Current Asse	ts, Uni	estri	cted	(27,843	3) =	-1.81	
	Curr Liab Ex	<u>))</u>	? >= 2.0					
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance (43,254						4.50	
	Average Mo and Other E			ting	9,621		-4.50 ? >= 4.0	
	Debt Service Coverage Ratio (DSCR)							
				0.00	•		>= 1.25	
		Tona	nt Do	coivab	lo (TP)	77.	7.20	
	Tenant Receivable (TR) Tenant Receivable							
	Total Tenant Revenue 10,245						0.00 R < 1.50	
	Days Receivable Outstanding: 0.00							
SS		Acco	unts	Payabl	e (AP)			
MASS	Accounts Pa	ayable			(6,166)	_	0.64	
	Total Operat	ing Ex	pens	es	9,621	_	0.0 4 ? < 0.75	
	Occupancy	/	L	oss	Occ %			
	Current Mor		_	.00%	0.00%			
	Year-to-Date	•	C	.00%	0.00%	IR:	>= 0.98	
	FASS K	FI	MP		MASS K	FI	MP	
	QR	0.00	12		Recvble	5.00	5	
	MENAR	0.00	11		Payable	4.00	4	
	DSCR	2.00	2	Occup		0.00	16	
	Total Points	2.00	25	Total F	oints	9.00	25	
	Capital Fund Occupancy							
		Capit	al Fu	nd Occ	upancy			

Last Year								
Quick Ratio (QR)								
Current Assets,	Unre	stric	ted	(150,356) _	-11.26		
Curr Liab Exc C	urr P	rtn L	TD	(13,349)	R >= 2.0		
Months Expendable Net Assets Ratio (MENAR)								
Expendable Fur	nd Ba	lanc	е	(163,705	<u> </u>	16.31		
Average Monthly		eratir	ng	10,036		10.31		
and Other Expe	nses				IF	R >= 4.0		
Debt Se	rvice	Cov	verage	Ratio (DS	CR)			
0.00 IR >= 1.25								
Tenant Receivable (TR)								
Tenant Receival	ble			0	=	0.00		
Total Tenant Rev				17,244		R < 1.50		
Days R	ecei	vabl	e Outs	tanding: 0	0.00			
	Acco	unts	Payal	ole (AP)				
Accounts Payab	le			(4,299)	=	0.43		
Total Operating	Ехрє	nses	3	10,036		R < 0.75		
Occupancy		L	.oss	Occ %				
Current Month		0	.00 %	0.00%				
Year-to-Date		0	.00 %	0.00%	IR	>= 0.98		
FASS KFI		MP		MASS F	(FI	MP		
	0.00			Recvble	5.00	5		
	MENAR 0.00 11 Ac				4.00	4		
	2.00		-	Dainte	0.00	16		
Total Points 2	2.00	25	iotai	Points	9.00	25		
	apit	al Fu	nd Oc	cupancy				
		_						

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			

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 %				

Excess Cash
(173,778)

Average I	Owelling R	ent	
Actual/UML	0	0	0.00
Budget/UMA	0	0	0.00
Increase (Decrease)	0	0	0.00

PUM / Percentage of Revenue							
Expense	A	mount	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%				

1.20

IR >= 4.0

IR >= 1.25

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 341,692 = 4.16	Current Assets, Unrestricted 224,648
	Curr Liab Exc Curr Prtn LTD $(82,169)$ $ R\rangle = 2.0$	${\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.7}{ R } = \frac{2.7}{ R } = \frac{2.7}{ R }$
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 259,523 = 2.39	Expendable Fund Balance 141,877 = 1.2
_	Average Monthly Operating 108,743 and Other Expenses IR >= 4.0	Average Monthly Operating 117,987 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-285.66 IR >= 1.25	0.00 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 30,647 = 0.15	Tenant Receivable 8,905 = 0.0
	Total Tenant Revenue 201,139 IR < 1.50	Total Tenant Revenue 209,981 IR < 1.8
	Days Receivable Outstanding: 29.86	Days Receivable Outstanding: 7.80
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (29,481) = 0.27	Accounts Payable (25,143) = 0.2
	Total Operating Expenses 108,743 IR < 0.75	Total Operating Expenses 117,987 IR < 0.7
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 2.31% 97.69%	Current Month 7.78 % 92.22%
	Year-to-Date 6.76% 97.01% IR >= 0.98	Year-to-Date 6.85 % 93.41% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recyble 2.00 5	QR 12.00 12 Accts Recyble 0.00 5
	MENAR 8.03 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 12.00 16	MENAR 6.30 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16
	Total Points 20.03 25 Total Points 18.00 25	Total Points 20.30 25 Total Points 8.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Tenant Re	eceivable (TR)	Tenant Receivable (TR)
Tenant Receivable	30,647 = 0.15	Tenant Receivable 8,905 = 0.04
Total Tenant Revenue	201,139 IR < 1.50	Total Tenant Revenue 209,981 IR < 1.50
Days Receivable	e Outstanding: 29.86	Days Receivable Outstanding: 7.80
Accounts	s Payable (AP)	Accounts Payable (AP)
Accounts Payable	(29,481) = 0.27	Accounts Payable (25,143) = 0.21
Total Operating Expens		Total Operating Expenses 117,987 = 0.21
Occupancy L	_oss Occ %	Occupancy Loss Occ %
Current Month 2	2.31% 97.69%	Current Month 7.78 % 92.22%
Year-to-Date 6	6.76% 97.01% IR >= 0.98	Year-to-Date 6.85 % 93.41% IR >= 0.98
FASS KFI MP	MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12	Accts Recvble 2.00 5	QR 12.00 12 Accts Recyble 0.00 5
MENAR 8.03 11	Accts Payable 4.00 4	MENAR 6.30 11 Accts Payable 4.00 4
DSCR 0.00 2	Occupancy 12.00 16	DSCR 2.00 2 Occupancy 4.00 16
Total Points 20.03 25	Total Points 18.00 25	Total Points 20.30 25 Total Points 8.00 25
Capital Fu	und Occupancy	Capital Fund Occupancy
5	5.00	5.00
Exc	ess Cash	Excess Cash
1	148,606	22,209
Average	Dwelling Rent	Average Dwelling Rent
Actual/UML	182,149 1,007 180.88	Actual/UML 189,196 1,006 188.07
Budget/UMA	99,184 1,038 95.55	Budget/UMA 189,000 1,077 175.49
Increase (Decrease)	82,965 (31) 85.33	Increase (Decrease) 196 (71) 12.58
PUM / Percei	ntage of Revenue	PUM / Percentage of Revenue
Expense	Amount Percent	Expense Amount Percent

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 %			

100,		1,000	100.07					
189,	000	1,077	175.49					
	196	(71)	12.58					
PUM / Percentage of Revenue								
Δ	mount	Percent						
\$	188.79	35.04	4%					
	45.66	8.4	7					
	3.98	0.74	4					
	205.25	38.09	9					
	84.50	15.68	3					
	5.36	0.99	9					
	48.43	15.68	3					
	29.22	5.42	2					
\$	611.18	120.13	3%					
	entag	189,000 196 entage of Re Amount \$ 188.79 45.66 3.98 205.25 84.50 5.36 48.43 29.22	189,000 1,077 196 (71) entage of Revenue Amount Percent \$ 188.79 35.04 45.66 8.44 3.98 0.74 205.25 38.09 84.50 15.66 5.36 0.99 48.43 15.66 29.22 5.42					

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

		Th	is Yeaı	r		
	Quick Ratio (QR)					
	Current Assets, Ur	restri	cted	73	32 _	0.01
	Curr Liab Exc Curr Prtn LTD (61,418)					? >= 2.0
S	Months Expend	able N	let Ass	ets Ratio	(MENA	R)
FASS	Expendable Fund	Balar	nce	(60,68	6) =	-1.01
7	Average Monthly		iting	60,31	1	-1.01
	and Other Expens	ses			IF	? >= 4.0
	Debt Servi	ce Co	verage	Ratio (DS	CR)	
		-	15.44		IR	>= 1.25
	Tenant Receivable (TR)					
	Total Tenant Revenue 141,599 = 0.14 Days Receivable Outstanding: 25.46					
					1.50	
S	Accounts Payable (AP)					
MASS	Accounts Payable		1 ayak			
Σ	Total Operating E		00	(23,496)	=	0.39
	Total Operating E	xpens	5 5			? < 0.75
	Occupancy	L	.oss	Occ %	<u>-</u>	
	Current Month).81%	99.199		
	Year-to-Date	2	2.96%	97.049	% IR	>= 0.98
	FASS KFI MP MASS KFI MP					
	QR 0.00			Recvble	5.00	5
	MENAR 0.00			Payable	4.00	4
	DSCR 0.00			pancy	12.00	16
	Total Points 0.00	25	Total	Points	21.00	25
	Capital Fund Occupancy					

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

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		

Supplies and Materials 18.45 Fleet Costs 0.81 Outside Services 69.78	cent 50.76 % 5.21
Supplies and Materials 18.45 Fleet Costs 0.81 Outside Services 69.78	
Fleet Costs 0.81 Outside Services 69.78	5 21
Outside Services 69.78	U.L.
0.110.110	0.23
Utilities 79.21	9.69
70.21	22.35
Protective Services 0.00	0.00
Insurance 13.45	23.09
Other Expenses 17.39	4.91
Total Average Expense \$ 378.98 12	

Last Year				
Quick Ratio	(QR)			
Current Assets, Unrestricted	152,508	= 2.28		
Curr Liab Exc Curr Prtn LTD	(67,022)	- 2.20 IR >= 2.0		

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	85,485	= 1.51		
Average Monthly Operating	56,459	- 1.01		
and Other Expenses		IR >= 4.0		

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

Tenant Receivable (TR)					
Tenant Receivable	14,486	= 0.09			
Total Tenant Revenue	161,321	IR < 1.50			
Days Receivable (Outstanding:	16.62			

Accounts Payable (AP)					
Accounts Payable	(29,536)	- 0.52			
Total Operating Expenses	56,459	IR < 0.75			

Occupancy	Loss	Occ %	
Current Month	1.61 %	98.39%	
Year-to-Date	3.23 %	96.77%	IR >= 0.98

FASS KFI		MP	MASS	MP	
QR	12.00	12	Accts Recyble	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				
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	nse 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							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 30,301 = 1.85							
	Curr Liab Exc Curr Prtn LTD (16,377) IR >= 2.0							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance 13,924 = 0.72	,						
	Average Monthly Operating 19,354							
	and Other Expenses IR >= 4.0	_						
	Debt Service Coverage Ratio (DSCR)	_						
	0.00 IR >= 1.25							
	Tenant Receivable (TR)							
	Tenant Receivable $7,209 = 0.15$,						
	Total Tenant Revenue 48,193 IR < 1.50	_						
10	Days Receivable Outstanding: 28.53	=						
MASS	Accounts Payable (AP)	_						
È	Accounts Payable $(4,964)$ = 0.26							
	Total Operating Expenses 19,354 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 2.94% 97.06%							
	Year-to-Date 6.37% 93.63% IR >= 0.98							
	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							
	DSCR 2.00 2 Occupancy 4.00 16 Total Points 13.28 25 Total Points 13.00 25							
	Capital Fund Occupancy	Capital Fund Occupancy						

Last Year					
Qı	uick F	Ratio (QR)		
Current Assets, Unre	estrict	ed	36,45	57 — =	2.00
Curr Liab Exc Curr P	rtn L	TD	(18,27	' 4)	2.00
Months Expendal	ble N	et Ass	ets Ratio	(MENA	AR)
Expendable Fund Ba	alance	Э	18,18	33 =	0.97
Average Monthly Op		ng	18,75	53	0.91
and Other Expenses				IF	? >= 4.0
Debt Service	e Cov	/erage	Ratio (D	SCR)	
		0.00		IR	>= 1.25
Tenan	nt Re	ceivab	le (TR)		
Tenant Receivable			1,271	=	0.02
Total Tenant Revenu	е		51,306		R < 1.50
Days Recei	vable	Outst	tanding:	4.56	
Accounts Payable (AP)					
Accounts Payable			(8,116)	=	0.43
Total Operating Expe	enses	;	18,753		R < 0.75
Occupancy	L	oss	Occ %)	
Current Month		.00 %	100.00%	6	
Year-to-Date	2.	.94 %	97.06%	6 IR	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 11.98	12		Recvble	5.00	5
MENAR 0.00 DSCR 2.00	11		Payable	4.00	4
	2	Occup		12.00	16
Total Points 13.98	25	Total F	oms	21.00	25
Capit	al Fu	nd Oc	cupancy		
	5.	00			
	Exce	ss Cas	sh		

 Excess Cash			
(5,629)			
Average Dwelling Rent			
Average Dwelling Kent			

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

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 %	

Excess Cash
(669)
Average Dwelling Bent

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	\$	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%		

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

		This Ye	ar					
	Quick Ratio (QR)							
	Current Assets, Unres	stricted	13,332	. = 0.18				
	Curr Liab Exc Curr Pr	b Exc Curr Prtn LTD (73,536)						
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Ba	alance	(60,204)	- 0.75				
•	Average Monthly Op		80,124	- = -0.75				
	and Other Expenses			IR >= 4.0				
	Debt Service			R)				
		-48.97	'	IR >= 1.25				
	Tenant	Receiv	able (TR)					
	Tenant Receivable	= 0.03						
	Total Tenant Revenu	205,246	IR < 1.50					
	Days Receiva	able Out	tstanding: 5.	75				
MASS	Accou	nts Paya	able (AP)					
Z	Accounts Payable		(32,158)	= 0.40				
	Total Operating Expe	enses	80,124	IR < 0.75				
	Occupancy	Loss	Occ %					
	Current Month	2.26%						
	Year-to-Date	3.63%	96.37%	IR >= 0.98				
	FASS KFI MP MASS KFI MP							
				5.00 5				
	MENAR 0.00 1 DSCR 0.00	,	4.00 4 2.00 16					
			• •					
	Total Points 0.00 25 Total Points 21.00 25							

DSCR	0.00	2	Occupancy	12.00	16
Total Points	0.00	25	Total Points	21.00	25
Capital Fund Occupancy					

 Excess Cash	
(141,504)	
Average Dwelling Rent	

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 %	

Last Year			
Quick Ratio	(QR)		
Current Assets, Unrestricted	173,343	= 2.64	
Curr Liab Exc Curr Prtn LTD	(65,581)	IR >= 2.04	

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	107,762	= 1.60		
Average Monthly Operating	67,425	- 1.00		
and Other Expenses		IR >= 4.0		

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

Tenant Receivable (TR)				
Tenant Receivable	2,764	= 0.01		
Total Tenant Revenue	223,389	IR < 1.50		
Days Receivable Outstanding: 2.28				

ı	Accounts Payable (AP)					
	Accounts Payable	(26,957)	- 0.40			
	Total Operating Expenses	67,425	IR < 0.75			

Occupancy	Loss	Occ %	
Current Month	3.76 %	96.24%	
Year-to-Date	1.38 %	98.62%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP
QR	12.00	12	Accts Recyble	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

Capital Fund Occu	pancy
5.00	

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	A	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								
	Quick Ratio (QR)								
	Current Assets, Unrestricted 509,241 = 0.44								
	Curr Liab Exc Curr Prtn LTD $(1,150,900)$ $R >= 2.0$								
	Months Expendable Net Assets Ratio (MENAR)								
FASS	Expendable Fund Balance (641,659)								
₽	= -8.66								
	Average Monthly Operating 74,082 and Other Expenses /R >= 4.0								
	Debt Service Coverage Ratio (DSCR)								
	0.00								
	IR >= 1.25								
	Tenant Receivable (TR)								
	Tenant Receivable $1,799 = 0.02$								
	Total Tenant Revenue 85,169 IR < 1.50								
	Days Receivable Outstanding: 4.52								
MASS	Accounts Payable (AP)								
M	Accounts Payable (1,100,687) = 14.86								
	Total Operating Expenses 74,082 IR < 0.75								
	Occupancy Loss Occ %								
	Current Month 72.94% 98.57%								
	Year-to-Date 73.14% 97.86% IR >= 0.98								
	FASS KFI MP MASS KFI MP								
	QR 0.00 12 Accts Recvble 5.00 5								
	MENAR 0.00 11 Accts Payable 0.00 4								
	DSCR 2.00 2 Occupancy 12.00 16								
	Total Points 2.00 25 Total Points 17.00 25								
	Capital Fund Occupancy								

Last Year					
Qı	ıick l	Ratio (QR)		
Current Assets, Unre	strict	ed	(379,03	4)	-0.84
Curr Liab Exc Curr P	rtn L	TD	(449,76	7)	-0.04 R >= 2.0
Months Expendal	ole N	et Ass	ets Ratio	(MENA	AR)
Expendable Fund Ba	alance	е	(828,80	2) _	-15.89
Average Monthly Op	eratir	ng	52,17	1 -	-15.69
and Other Expenses				IF	R >= 4.0
Debt Service	Cov	/erage	Ratio (D	SCR)	
	7,29	99,967.	.(IR	>= 1.25
Tenar	nt Re	ceivab	le (TR)		
Tenant Receivable			775		0.01
Total Tenant Revenu	е		83,259		R < 1.50
Days Recei	vable	Outst	anding:	1.71	
Acco	unts	Payab	le (AP)		· ·
Accounts Payable		(4	101,697)	=	7.70
Total Operating Expe	enses	3	52,171		R < 0.75
Occupancy	L	.oss	Occ %		
Current Month		.55 %	100.00%	, 0	
Year-to-Date	72.	.68 %	99.52%) IR	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 0.00			Recvble	5.00	5
MENAR 0.00 DSCR 2.00	11 2		Payable	0.00	4 16
Total Points 2.00		Total F		21.00	25
Capit			cupancy		
	5.	00			
Excess Cash					

	(716,467)		
Aver	age Dwelling Re	nt	
Actual/UML	77,947	411	189.65
Budget/UMA	268.792	420	639.98

(190,845)

(9) (450.33)

Increase (Decrease)

Excess Cash

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 %

	(880,814)				
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 / Perce	enta	ge of Re	venue	
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%	

2.07

IR >= 4.0

IR >= 1.25

0.01

0.33

IR < 0.75

IR >= 0.98

27.80%

4.34

0.11

14.62

20.65

0.96

20.65

4.09 93.22% MP 5

16

IR < 1.50

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 664,081 = 7.43	Current Assets, Unrestricted 177,058
	Curr Liab Exc Curr Prtn LTD (89,426) $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{3.1}{ R }$
ဟ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 574,655	Expendable Fund Balance 120,624 = 2.0
_	Average Monthly Operating $97,436$ = 5.90 and Other Expenses $ R\rangle = 4.0$	Average Monthly Operating 58,151 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1.3
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 17,613 = 0.10	Tenant Receivable 1,908 = 0.0
	Total Tenant Revenue 171,808 IR < 1.50	Total Tenant Revenue 192,532 IR < 1.
	Days Receivable Outstanding: 18.89	Days Receivable Outstanding: 1.83
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (52,444) = 0.54	Accounts Payable (19,462) = 0.3
	Total Operating Expenses 97,436 IR < 0.75	Total Operating Expenses 58,151 _{IR < 0.1}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 3.88% 96.12% Year-to-Date 4.78% 95.22% IR >= 0.98	Current Month 1.55 % 98.45% Year-to-Date 2.07 % 97.93% IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 12.00 12 Accts Recvble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4	MENAR 7.58 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 8.00 16	DSCR 2.00 2 Occupancy 12.00 16
	Total Points 25.00 25 Total Points 17.00 25	Total Points 21.58 25 Total Points 21.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Excess Cash							
476,297							
Average Dwelling Rent							
Actual/UML	Actual/UML 186,281 737 252.76						
Budget/UMA	Budget/UMA 188,262 774 243.23						
Increase (Decrease) (1,981) (37) 9.52							
PUM / Percentage of Revenue							

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 %			

Capita	I Fund Occupa	ncy					
5.00							
Excess Cash							
61,997							
A B III B I							
Avera	ge Dwelling Re	ent					
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					

139.85

21.85

73.53

103.86

4.82

21.39

20.59

386.42

0.53

Salaries and Benefits

Supplies and Materials

Fleet Costs

Utilities

Insurance Other Expenses

Outside Services

Protective Services

Total Average Expense

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

	This Year							
		Quick	Ratio	(QR)				
	Current Assets, Unrestricted			457,02	22 _	3.71		
	Curr Liab Exc Curr Prtn LTD (123,31				18)	>= 2.0		
တ	Months Expen	idable N	let As	sets Ratio	(MENA	R)		
FASS	Expendable Fur	nd Balar	nce	333,70)4 _	0.50		
	Average Monthl		iting	130,25	55	2.56		
	and Other Expe	nses			IR	>= 4.0		
	Debt Serv	vice Co	verage	Ratio (D	SCR)			
		-	-0.09		IR :	>= 1.25		
	Tenant Receivable (TR)							
	Tenant Receivable			47,970	=	0.16		
				296,336		< 1.50		
	Days Receivable Outstanding: 30.90							
MASS	Accounts Payable (AP)							
Σ	Accounts Payable			(61,224)	=	0.47		
	Total Operating Expenses 130,255				< 0.75			
	Occupancy	L	.oss	Occ %	6			
	Current Month	_	2.49%	97.51				
	Year-to-Date	1	.91%	98.09	% <i>IR</i> :	>= 0.98		
	FASS KFI	MP		MASS	KFI	MP		
	QR 12.0			Recvble	2.00	5		
	MENAR 8.2 DSCR 0.0			Payable	4.00 16.00	4 16		
				Points	22.00			
	Total Points 20.2	29 25	iotal	Points	22.00	25		
	Capital Fund Occupancy							

Last Year						
Quick Ratio (QR)						
Current Asse	ts, Unre	estric	ted	373,39	9 =	3.97
Curr Liab Ex	c Curr P	rtn L	TD	(94,03	(1)	2 >= 2.0
Months Ex	(pendal	ble N	et Ass	ets Ratio	(MENA	AR)
Expendable	Fund Ba	alanc	е	205,64	19	0.00
Average Mor			ng	93,29	- =	2.20
and Other Ex	penses				IF	? >= 4.0
Debt	Service	e Cov	verage	Ratio (D	SCR)	
			2.20		IR	>= 1.25
	Tenar	nt Re	ceivat	ole (TR)		
Tenant Rece	ivable			3,149	=	0.01
Total Tenant	Revenu	е		325,562		R < 1.50
Day	s Recei	vable	e Outs	tanding:	1.85	
	Acco	unts	Payal	ole (AP)		
Accounts Pa	yable			(36,075)	_	0.39
Total Operati	ng Expe	enses	3	93,298	_ IF	R < 0.75
Occupano	су	L	.oss	Occ %	<u>.</u>	
Current Mon	th	-	.00 %	100.00%	-	
Year-to-Date		1	.58 %	98.42%	o IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12	Accts	Recvble	0.00	5
MENAR	7.77	11		Payable	4.00	4
DSCR	2.00	2		pancy	16.00	16
Total Points	21.77	25	Total	Points	20.00	25
Capital Fund Occupancy						
		5.	00			

201,473						
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			

Excess Cash

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 %		

	5.00				
E	xcess Cash				
	111,445				
Avora	ge Dwelling R	ont			
	U				
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			

PUM / Percentage of Revenue				
Expense	ļ	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%	

Last Year

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

	This Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 78,769 = 0.73							
	Curr Liab Exc Curr Prtn LTD (108,361) $ R\rangle = 2.0$							
S	Months Expendable Net Assets Ratio (MENAR)							
FASS	Expendable Fund Balance (29,592) = -0.24							
	Average Monthly Operating 121,864 and Other Expenses IR >= 4.0							
	Debt Service Coverage Ratio (DSCR)							
	-103.49							
	Tenant Receivable (TR)							
	Tenant Receivable 102,759 = 0.78							
	Total Tenant Revenue 131,883 IR < 1.50							
	Days Receivable Outstanding: 148.64							
MASS	Accounts Payable (AP)							
MΕ	Accounts Payable (53,987) = 0.44							
	Total Operating Expenses 121,864 IR < 0.75							
	Occupancy Loss Occ %							
	Current Month 1.20% 98.80%							
	Year-to-Date 1.61% 98.39% IR >= 0.98							
	FASS KFI MP MASS KFI MP							
	QR 0.00 12 Accts Recyble 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							
	15tal 1 5illio 0.00 25 15tal 1 5illio 20.00 25							
	Capital Fund Occupancy							

Current Assets, Unrestricted 78,769 Curr Liab Exc Curr Prtn LTD 78,769 (108,361) = 0.73 (108,361) Curr Liab Exc Curr Prtn LTD (148,577) = 1.83 (148,577) = 1.83 (187 ≥ 2.0) Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance (29,592) (29,592) — 0.24 (29,592) <t< th=""><th>Quick Ratio (QR)</th><th>Quick Ratio (QR)</th></t<>	Quick Ratio (QR)	Quick Ratio (QR)
Curr Liab Exc Curr Prtn LTD (108,361)	Current Assets, Unrestricted 78,769 _ 0.72	Current Assets, Unrestricted 272,481
Expendable Fund Balance (29,592) Average Monthly Operating 121,864 and Other Expenses 121,864 IR >= 4.0 Debt Service Coverage Ratio (DSCR) -103.49	Curr Liab Exc Curr Prtn LTD (108 361)	Curr Liab Exc Curr Prtn LTD (148 577)
Average Monthly Operating and Other Expenses 121,864	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Average Monthly Operating and Other Expenses $ R\rangle = 4.0$ Debt Service Coverage Ratio (DSCR) -103.49 Tenant Receivable (TR) Tenant Receivable 102.759 = 0.78 Total Tenant Revenue 131,883 $ R < 1.50$ Days Receivable Outstanding: 148.64 Accounts Payable (AP) Accounts Payable (53,987) = 0.44 Total Operating Expenses 121,864 $ R > 0.96$ Current Month 1.20% 98.80% $ R > 0.96$ Tenant Receivable (16%) Occupancy Loss Occ % Current Month 1.20% 98.80% $ R > 0.96$ FASS KFI MP MASS KFI MP War-to-Date 1.61% 98.39% $ R > 0.96$ FASS KFI MP MASS KFI MP OR 0.00 12 Accts Recyble 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 Excess Cash Average Monthly Operating 116,056 and Other Expenses $ R > 4.0$ Debt Service Coverage Ratio (DSCR) Debt Service Coverage Ratio (DSCR) Debt Service Coverage Ratio (DSCR) Doubt Service Coverage Ratio (DSCR) Tenant Receivable (TR) Tenant Recei	Expendable Fund Balance (29,592)	Expendable Fund Balance 123,904
Tenant Receivable (TR)	Average Monthly Operating 121,864	Average Monthly Operating 116,056
Tenant Receivable (TR)	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
Tenant Receivable	-103.49	0.00
Tenant Receivable	Tenant Receivable (TR)	Tenant Receivable (TR)
Total Tenant Revenue 131,883 IR < 1.50 Days Receivable Outstanding: 148.64 Accounts Payable (AP) Accounts Payable (53,987) = 0.44 Total Operating Expenses 121,864 = 0.44 Incompany Loss Occ % Current Month 1.20% 98.80% Year-to-Date 1.61% 98.39% IR >= 0.98 FASS KFI MP QR MASS KFI MP QR QR 11.00% 98.90% IR >= 0.98 FASS KFI MP QR MASS KFI MP QR 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 Total Points 19.30 25 Total Points 20.00 25 Capital Fund Occupancy 5.00 Total Points 19.30 25 Total Points 20.00 25	Tenant Receivable 400 750	Tenant Receivable
Accounts Payable (AP)		= 0.20
	Days Receivable Outstanding: 148.64	Days Receivable Outstanding: 36.76
Total Operating Expenses 121,864	Accounts Payable (AP)	Accounts Payable (AP)
Total Operating Expenses 121,864 Interview of the product of t	Accounts Payable (53,987) _ 0.44	Accounts Payable (99,019)
Current Month Year-to-Date 1.20% 98.80% 98.80% 1R >= 0.98 FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recvble 0.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 16.00 16 Total Points 0.00 25 Total Points 20.00 25 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 Excess Cash	Total Operating Evpenses 121 964	Total Operating Evpansos 116 056
Year-to-Date 1.61% 98.39% IR >= 0.98 FASS KFI MP MASS KFI MP QR 0.00 12 Accts Recvble 0.00 5 MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 16.00 16 Total Points 0.00 25 Total Points 20.00 25 Capital Fund Occupancy 5.00 5.00 Excess Cash	Occupancy Loss Occ %	Occupancy Loss Occ %
FASS 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 5.00 Capital Fund Occupancy Excess Cash Excess Cash Excess Cash	Year-to-Date 1.61% 98.39% IR >= 0.98	Year-to-Date 1.10 % 98.90% /R >= 0.98
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 5.00 Excess Cash	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
DSCR 0.00 2 Occupancy 16.00 16 Total Points 0.00 25 Total Points 20.00 25 Capital Fund Occupancy 5.00 Excess Cash 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 Excess Cash Excess Cash		
Total Points 0.00 25 Total Points 20.00 25 Capital Fund Occupancy 5.00 Excess Cash Total Points 19.30 25 Total Points 20.00 25 Excess Cash	· ·	
Capital Fund Occupancy 5.00 Capital Fund Occupancy 5.00 Excess Cash Excess Cash		
5.00 5.00 Excess Cash	Total Points 0.00 25 Total Points 20.00 25	Total Points 19.30 25 Total Points 20.00 25
Excess Cash Excess Cash	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
(152,996) 6,812		
(- //	(152,996)	6,812

Durdmot/LIMA	77 040	996	77.32
Budget/UMA	77,010	990	11.32
Increase (Decrease)	49,854	(16)	52.13
			\longrightarrow
PUM / Percei	ntage of Rev	/enue	
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

Average Dwelling Rent

126,864

980

111.06 %

129.45

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

Actual/UML

Total Points 19.30 25	Total Points 20.0	00 25		
Capital I	Fund Occupancy			
	5.00			
Exc	cess Cash			
6,812				
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 / Perce	entage of Revenue			
Expense	Amount Percent			
Salaries and Benefits	\$ 167.77 25.44	1%		
Supplies and Materials	50.07 7.59)		

3.47

3.93

26.19

19.44

\$ 612.84

237.13

104.84

0.53

35.95

15.89

15.89

2.95

104.84%

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

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 215,113 = 5.27	Curre
	Curr Liab Exc Curr Prtn LTD $(40,807)$ $= 3.27$	Curr
ဟ	Months Expendable Net Assets Ratio (MENAR)	Mo
FASS	Expendable Fund Balance 174,306	Expe
"	Average Monthly Operating 58,751 = 2.97 and Other Expenses	Avera
	Debt Service Coverage Ratio (DSCR)	
	0.00	
	IR >= 1.25	
	Tenant Receivable (TR)	
	Tenant Receivable $2,119 = 0.03$	Tena
	Total Tenant Revenue 83,594 IR < 1.50	Total
	Days Receivable Outstanding: 4.71	
MASS	Accounts Payable (AP)	
Σ	Accounts Payable (18,001) = 0.31	Acco
	Total Operating Expenses 58,751 _{IR < 0.75}	Total
	Occupancy Loss Occ %	00
	Current Month 0.00% 100.00%	Curre
	Year-to-Date 2.67% 97.33% IR >= 0.98	Year-
	FASS KFI MP MASS KFI MP	
	QR 12.00 12 Accts Recvble 5.00 5	QR
	MENAR 8.88 11 Accts Payable 4.00 4	MENA
	DSCR 2.00 2 Occupancy 12.00 16	DSCF
	Total Points 22.88 25 Total Points 21.00 25	Total
	Capital Fund Occupancy	

		La	st Yea	r		
	Qı	uick	Ratio (QR)		
Current Asse	ets, Unre	estric	ted	223,53	38 _	7.52
Curr Liab Ex	c Curr P	rtn L	.TD	(29,73	37) - IF	? >= 2.0
Months E	xpendal	ble N	let Ass	ets Ratio	(MENA	AR)
Expendable	Fund Ba	alanc	е	193,80)1 _	6.00
Average Moi			ng	30,35	55	6.38
and Other Ex	kpenses				IF	? >= 4.0
Debt	Service	e Co	verage	Ratio (D	SCR)	
			0.00		IR	>= 1.25
	Tenar	nt Re	ceivab	ole (TR)		
Tenant Rece				3,608		0.04
Total Tenant	Revenu			= IF	2 < 1.50	
Days Receivable Outstanding: 7.49						
	Acco	unts	Payal	ole (AP)		
Accounts Pa	yable			(7,523)		0.25
Total Operat	ng Expe	enses	3	30,355	= IF	R < 0.75
Occupan	cy	ı	oss.	Occ %)	
Current Mon	th	0	.00 %	100.00%	6	
Year-to-Date	,	0	.22 %	99.78%	6 IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00		,	Recvble	5.00	5
MENAR	11.00			Payable		4
DSCR	2.00	2		oancy	16.00	16
Total Points	25.00	25	Iotal	Points	25.00	25
	Capit	al Fu	ınd Oc	cupancy		
5.00						

	114,984		
Average	Dwelling Re	nt	
Actual/UML	87,197	438	199.08
Budget/UMA	76,751	450	170.56
ncrease (Decrease)	10,447	(12)	28.52

Excess Cash

5.00

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 %

Capital Fund Occupancy				
	5.00			
Ex	cess Cash			
163,090				
Averag	ge Dwelling R	ent		
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	\$ 141.88	31.4	9%	

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

22.85

1.48

74.60

54.10

4.80

15.30

28.50

\$ 343.51

5.07

0.33

16.56

12.01

1.07 12.01

6.33

84.86%

IR >= 2.0

345,530

(120,818)

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 294,794 = 2.51	Current Assets, Unrestricted 34
	Curr Liab Exc Curr Prtn LTD $(117,540)$ $= 2.51$	Curr Liab Exc Curr Prtn LTD (12
တ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets R
FASS	Expendable Fund Balance 177,254	Expendable Fund Balance 22
Ľ.	Average Monthly Operating 124,272 = 1.43 and Other Expenses IR >= 4.0	Average Monthly Operating 11 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio
	-1.89	0.00
	Tenant Receivable (TR)	Tenant Receivable (TI
	Tenant Receivable 50,060 = 0.30	Tenant Receivable 9,5
	Total Tenant Revenue 166,674 IR < 1.50	Total Tenant Revenue 221,9
	Days Receivable Outstanding: 55.40	Days Receivable Outstandi
SS	Accounts Payable (AP)	Accounts Payable (A
MASS	Accounts Payable (57,705) = 0.46	Accounts Payable (61,9
	Total Operating Expenses 124,272 IR < 0.75	Total Operating Expenses 111,7
	Occupancy Loss Occ %	Occupancy Loss Oc
	Current Month 2.96% 97.04%	Current Month 3.45 % 96
	Year-to-Date 2.71% 97.29% IR >= 0.98	Year-to-Date 2.71 % 97.
	FASS KFI MP MASS KFI MP	FASS KFI MP MA
	QR 12.00 12 Accts Recvble 0.00 5	QR 12.00 12 Accts Recv
	MENAR 6.63 11 Accts Payable 4.00 4	MENAR 7.48 11 Accts Paya
	DSCR 0.00 2 Occupancy 12.00 16	DSCR 2.00 2 Occupancy
	Total Points 18.63 25 Total Points 16.00 25	Total Points 21.48 25 Total Points
	Capital Fund Occupancy	Capital Fund Occupa
	5.00	5.00

	Months Expendable Net Assets Ratio (MENAR)				
	Expendable Fund Balanc	e 224,713 = 2.01			
	Average Monthly Operation	ng 111,782 - 2.01			
	and Other Expenses	IR >= 4.0			
	Debt Service Cov	verage Ratio (DSCR)			
		0.00 IR >= 1.25			
	Tenant Re	ceivable (TR)			
	Tenant Receivable	9,526 = 0.04			
	Total Tenant Revenue	221,948 <i>IR</i> < 1.50			
	Days Receivable	Outstanding: 8.08			
	Accounts	Payable (AP)			
	Accounts Payable	(61,958) – 0.55			
	Total Operating Expenses				
	Occupancy L	oss Occ %			
	• •	.45 % 96.55%			
	Year-to-Date 2	.71 % 97.29% <i>IR</i> >= 0.98			
	FASS KFI MP	MASS KFI MP			
	QR 12.00 12	Accts Recvble 0.00 5			
	MENAR 7.48 11 DSCR 2.00 2	Accts Payable 4.00 4 Occupancy 12.00 16			
	Total Points 21.48 25	Total Points 16.00 25			
	10tal FUIIIts 21.40 25	10tai i 011t5 10.00 25			
	Capital Fu	nd Occupancy			
	5.	00			
ſ	Exce	ss Cash			
	1	11,832			
ſ	Average	Dwelling Rent			
	Actual/UML 2	06,554 1,185 174.31			
		45,090 1,218 119.12			
	Increase (Decrease)	61,464 (<mark>33</mark>) 55.19			

Increase (Decrease)	100,426	(33) 86.59			
PUM / Perce	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

Excess Cash 51,260

Average Dwelling Rent

180,924

80,498

1,185

1,218

103.45 %

152.68

66.09

Actual/UML

Budget/UMA

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	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 141,837 = 4.27	Current Assets, U
	Curr Liab Exc Curr Prtn LTD (33,206) $_{IR} >= 2.0$	Curr Liab Exc Cu
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expen
FASS	Expendable Fund Balance 108,631 = 3.63	Expendable Fund
	Average Monthly Operating 29,900 and Other Expenses $IR >= 4.0$	Average Monthly and Other Expen
	Debt Service Coverage Ratio (DSCR)	Debt Ser
	0.00 IR >= 1.25	
	Tenant Receivable (TR)	Те
	Tenant Receivable 3,706 = 0.16	Tenant Receivabl
	Total Tenant Revenue 23,651 IR < 1.50	Total Tenant Reve
- 10	Days Receivable Outstanding: 29.55	Days Red
MASS	Accounts Payable (AP)	A
Ž	Accounts Payable (15,498) = 0.52	Accounts Payable
	Total Operating Expenses 29,900 IR < 0.75	Total Operating E
	Occupancy Loss Occ %	Occupancy
	Current Month 4.00% 96.00%	Current Month
	Year-to-Date 2.33% 97.67% IR >= 0.98	Year-to-Date
	FASS KFI MP MASS KFI MP	FASS KFI
	QR 12.00 12 Accts Recyble 2.00 5	QR 12.
	MENAR 9.86 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16	MENAR 10. DSCR 2.
	Total Points 23.86 25 Total Points 18.00 25	Total Points 24.
	Capital Fund Occupancy	Ca
	5.00	

Last Year			st rear			
	Qı	uick F	Ratio (C	QR)		
Current Asse	ts, Unre	estrict	ed	159,51	2 =	5.16
Curr Liab Ex	c Curr P	rtn L7	ΓD	(30,90	9)	3. 10 R >= 2.0
Months Ex	cpendal	ble N	et Asse	ets Ratio	(MENA	AR)
Expendable Fund Balance 128,603 = 3.76						
Average Mor			ıg	34,18	- =	3.70
and Other Ex	penses				IF	? >= 4.0
Debt	Service	Cov	erage	Ratio (DS	SCR)	
			0.00		IR	>= 1.2
	Tenar	nt Red	ceivabl	e (TR)		
Tenant Rece	ivable			(4,333)	=	-0.1
Total Tenant Revenue 37,889 IR < 1.50						
Days Receivable Outstanding: -21.05						
Accounts Payable (AP)						
Accounts Payable (14,499) = 0.42						
Total Operating Expenses $34,184$ $_{IR < 0.75}$						
Occupancy Loss Occ %						
Current Mon	th		00 %		-	
Year-to-Date		4.	67 %	95.33%) IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12		Recvble	0.00	5
MENAR DSCR	10.05	11 2		Payable	4.00 8.00	4 16
			Occup			
Total Points 24.05 25 Total Points 12.00 25						
Capital Fund Occupancy						
5.00						

	78,338		
Average	Dwelling Re	nt	
Actual/UML	19,865	293	67.80
Budget/UMA	32,988	300	109.96
Increase (Decrease)	(13,123)	(7)	(42.16)

Excess Cash

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 %	

<u> </u>	2 Occupancy	0.00 10
Total Points 24.05 2	5 Total Points	12.00 25
Capital	Fund Occupa	ncy
	5.00	
Ex	cess Cash	
	94,251	
Averag	e Dwelling Re	ent
Actual/UML	33,745	286 117.99
Budget/UMA	43,500	300 145.00
Increase (Decrease)	(9,755)	(14) (27.01)
PUM / Perc	entage of Rev	venue
Expense	Amount	Percent
Salaries and Benefits	\$ 150.77	21.70%
Supplies and Materials	68.32	9.83

0.00

24.91

19.30

2.53

19.30

1.91

99.48%

0.00

173.12

134.10

17.61

35.28

13.31

\$ 592.50

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

KFI - FY Comparison for Beacon - 3,644 Units Period Ending December 31, 2020

	This Year
	Quick Ratio (QR)
	Current Assets, Unrestricted 31,652,276 = 4.56
	Curr Liab Exc Curr Prtn LTD (6,947,994)
FASS	Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 22,395,868 Average Monthly Operating 2,371,977 and Other Expenses 1/R >= 4.0 Debt Service Coverage Ratio (DSCR)
	-0.20 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 1,786,098 = 0.13
	Total Tenant Revenue 13,345,968 IR < 1.50
	Days Receivable Outstanding: 24.79
MASS	Accounts Payable (AP)
Σ	Accounts Payable (2,428,741) = 1.02
	Total Operating Expenses 2,371,977 IR < 0.75
	Occupancy Loss Occ %
	Current Month 9.58% 90.42%
	Year-to-Date 10.56% 89.44% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 0.00 2 Occupancy 0.00 16
	Total Control of the

FASS	KFI	MP	MASS	KFI	MP
QR	12.00	12	Accts Recyble	5.00	5
MENAR	11.00	11	Accts Payable	2.00	4
DSCR	0.00	2	Occupancy	0.00	16
Total Points	23.00	25	Total Points	7.00	25

Capital Fund Occupancy 5.00

	Excess Cash		
	19,239,458		
Ave	erage Dwelling R	ent	
Actual/UML	12,886,154	19,555	658.97

13,546,557

(660,403)

Budget/UMA

Increase (Decrease)

619.58

39.39

21,864

(2,309)

PUM / Percer	nta	ge of Re	venue
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 %

$\frac{\text{Quick Ratio (QR)}}{\text{Curr Eliab Exc Curr Prtn LTD}} = \frac{3.32}{ R > 2.0}$	Last Yea	ir	
Curr Liab Exc Curr Prtn LTD (6 711 761) = 3.32	Quick Ratio	(QR)	
Curr Liab Exc Curr Prtn LTD (6 711 761)	Current Assets, Unrestricted	22,280,441	- 222
	Curr Liab Exc Curr Prtn LTD	(6,711,761)	0.0_

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance 13,859,769 = 8,04				
Average Monthly Operating 1,723,845				
and Other Expenses IR >= 4.0				
Poht Comiles Coverens Batic (DCCD)				

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

Tenant Rec	eivable (TR)
Tenant Receivable	985,193 = 0.09
Total Tenant Revenue	10,644,566 IR < 1.50
Days Receivable (Outstanding: 17.18
Accounts F	Payable (AP)
Accounts Payable	(1,158,627) – 0.67
Total Operating Expenses	1,723,845 IR < 0.75
Occupancy Lo	ess Occ %

FASS KFI		MP	MASS	MP	
QR	12.00	12	Accts Recyble	5.00	5
MENAR	11.00	11	Accts Payable	4.00	4
DSCR	2.00	2	Occupancy	4.00	16
Total Points	25.00	25	Total Points	13.00	25

7.11 %

7.62 %

Current Month

Year-to-Date

Capital Fund Occupancy	
5.00	

92.89%

92.38%

IR >= 0.98

Excess Cash	
11,477,677	
,,	_
Average Dwelling Bent	
Average Dwelling Rent	

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	\$	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%	

KFI - FY Comparison for Beacon - 3,644 Units Period Ending December 31, 2020

GIJdeKeyFinancialIndicatorsByLineOfBusiness rp_GIJdeKeyFinancialIndicatorsByLineOfBusine

Notes:

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

KFI - FY Comparison for Beacon, SAHA Owned and Managed - 2,127 Units Period Ending December 31, 2020

-						
	This Year					
	Quick Ratio (6	QR)				
	Current Assets, Unrestricted	15,441,499 = 3.57				
	Curr Liab Exc Curr Prtn LTD	(4,328,998) IR >= 2.0				
တ္	Months Expendable Net Assets Ratio (MENA					
FASS	Expendable Fund Balance	9,659,735 = 6.79				
_	Average Monthly Operating	1,422,827				
	and Other Expenses	IR >= 4.0				
	Debt Service Coverage	Ratio (DSCR)				
	-2.60	IR >= 1.25				
	Tenant Receivable (TR)					
	Tenant Receivable 1,786,098 = 0.24					
	Total Tenant Revenue 7,578,546 IR < 1.5					
	Days Receivable Outsta	anding: 43.59				
MASS	Accounts Payabl	le (AP)				
MA	Accounts Payable (1,6	656,308) = 1.16				
	Total Operating Expenses 1,4	122,827 IR < 0.75				
	Occupancy Loss	Occ %				
	Current Month 10.44%	89.56%				
	Year-to-Date 11.64%	88.36% IR >= 0.98				
	FASS KFI MP	MASS KFI MP				
		Recvble 2.00 5				
	0.00	Payable 2.00 4 ancy 0.00 16				
		10				
	Total Points 23.00 25 Total P	Points 4.00 25				

	La	st Year			
	Quick	Ratio (QR)			
Current Assets, Ur	restric	ted 13,223,151	- = 4.03		
Curr Liab Exc Curi	Prtn L	TD (3,284,097)) IR >= 2.0		
Months Expend	lable N	let Assets Ratio (MENAR)		
Expendable Fund	Balanc	e 8,693,439	. = 8.18		
Average Monthly (ng 1,062,215	- 0.10		
and Other Expens	es		IR >= 4.0		
Debt Serv	ice Co	verage Ratio (DS	CR)		
		2.02	IR >= 1.25		
Ten	ant Re	ceivable (TR)			
Tenant Receivable		985,193	- 0.14		
Total Tenant Reve	nue	7,094,005	IR < 1.50		
Days Reco	eivable	Outstanding: 25	5.70		
Ac	counts	Payable (AP)			
Accounts Payable		(606,625)	_ 0.57		
Total Operating Ex	penses	1,062,215	IR < 0.75		
Occupancy	L	oss Occ %			
Current Month		.17 % 94.83%			
Year-to-Date	5	.64 % 94.36 %	IR >= 0.98		
FASS KFI	MP	MASS	KFI MP		
QR 12.00	–		0.00 5		
MENAR 11.00		ricoto i ayabic	4.00 4		
20011		<u> </u>	8.00 16 2.00 25		
Total Points 25.00	25	Total Points 1	2.00 25		
Capital Fund Occupancy					
	5	.00			
	_				
Excess Cash					
7.055.774					

7,090,838					
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		

Capital Fund Occupancy 5.00

Excess Cash

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 %

	3.00	,				
Fy	(000	Cash				
7,055,774						
	7,05	5,774				
Average Dwelling Rent						
Actual/UML	6,7	43,387	10,615	635.27		
Budget/UMA	6,6	73,162	11,250	593.17		
Increase (Decrease)	•	70,225	(635)	42.10		
PUM / Perc	enta	ge of Re	venue			
Expense		Amount	Percent			
Salaries and Benefits	\$	150.33	20.4	1%		
Supplies and Materials		33.28	4.5	2		
Fleet Costs		1.17	0.1	6		
Outside Services		84.10	11.4	2		
Utilities		44.20	8.6	3		
Protective Services		2.31	0.3	1		

36.76

23.27

\$ 375.42

Insurance

Other Expenses

Total Average Expense

8.63

3.16

57.25%

IR >= 2.0

-0.83

IR >= 4.0

IR >= 1.25

0.13 IR < 1.50

1.36 IR < 0.75

IR >= 0.98

MP 5

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 87,307 = 0.81	Current Assets, Unrestricted 136,451
	Curr Liab Exc Curr Prtn LTD $(107,864)$ $R >= 2.0$	Curr Ligh Eye Curr Prtn LTD (136 260)
S	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (53,352) = -1,24	Expendable Fund Balance (30,711) = -0.8
	Average Monthly Operating 42,906	Average Monthly Operating 36,826
	and Other Expenses IR >= 4.0	and Other Expenses IR >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.24 IR >= 1.25	1.17 IR >= 1.2
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 54,346 = 0.24	Tanant Pagaiyahla
	Total Tenant Revenue 226,593 IR < 1.50	
	Days Receivable Outstanding: 44.19	Days Receivable Outstanding: 23.44
SS	Accounts Payable (AP)	Accounts Payable (AP)
MASS	Accounts Payable (78,216) = 1.82	Accounts Payable (50,147) = 1.3
	Total Operating Expenses 42,906 IR < 0.75	Total Operating Expanses 36 926
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 4.48% 95.52%	Current Month 0.00 % 100.00%
	Year-to-Date 6.47% 93.53% IR >= 0.98	Year-to-Date 1.99 % 98.01% /R >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 2.00 5	QR 7.21 12 Accts Recvble 0.00 5
	MENAR 0.00 11 Accts Payable 0.00 4 DSCR 0.00 2 Occupancy 4.00 16	MENAR 0.00 11 Accts Payable 2.00 4 DSCR 1.00 2 Occupancy 16.00 16
	Total Points 0.00 25 Total Points 6.00 25	Total Points 8.21 25 Total Points 18.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

(135,151)					
Average Dwelling Rent					
Actual/UML	217,476	376	578.39		
Budget/UMA	232,750	402	578.98		

(15,274)

(26)

(0.59)

Increase (Decrease)

Excess Cash

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 %	

Excess Cash	
(160,244)	
Average Dwelling Rent	

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	A	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						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 2,290,023 = 27.32						
	Curr Liab Exc Curr Prtn LTD (83,825)						
တ	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance 2,092,704						
	Average Monthly Operating 61,850 and Other Expenses IR >= 4.0						
	Debt Service Coverage Ratio (DSCR)						
	1.12 IR >= 1.25						
	Tenant Receivable (TR)						
	Tenant Receivable 159,479 = 0.36						
	Total Tenant Revenue 441,673 IR < 1.50						
	Days Receivable Outstanding: 66.52						
SS	Accounts Payable (AP)						
MASS	Accounts Payable (19,704) = 0.32						
	Total Operating Expenses 61,850 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 9.26% 90.74%						
	Year-to-Date 8.18% 91.82% IR >= 0.98						
	FASS KFI MP MASS KFI MP						
	QR 12.00 12 Accts Recvble 0.00 5						
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 1.00 2 Occupancy 1.00 16						
	Total Points 24.00 25 Total Points 5.00 25						
	Capital Fund Occupancy						

	Last Year							
	Quick Ratio (QR)							
	Current Assets, Unrestricted 2,366,183						47.00	
	Curr Liab Exc Curr Prtn LTD				(138,669	3)	17.06 ?>= 2.0	
	Months Expendable Net Assets Ratio (MENAR)							
	Expendable	Fund Ba	alanc	е	2,118,914	1	0.4.70	
	Average Mor			ng	60,921		34.78 ?>= 4.0	
		•					Z- 4.0	
	Debt	Service	e Co		Ratio (DS	CR)		
l				1.16		IR :	>= 1.25	
		Tenar	nt Re	ceivab	le (TR)			
ľ	Tenant Rece				69,879	=	0.17	
	Total Tenant Revenue 403,834						2 < 1.50	
l	Days Receivable Outstanding: 31.87							
	Accounts Payable (AP)							
	Accounts Pa	yable			(39,229)	_	0.64	
	Total Operat	ing Expe	enses	5	60,921	= IR	2 < 0.75	
	Occupan	су	L	.oss	Occ %			
	Current Mon	th	9	.26 %	90.74%			
	Year-to-Date	:	10	.19 %	89.81%	IR :	>= 0.98	
	FASS	KFI	MP		MASSI	KFI	MP	
Ī	QR	12.00	12	Accts	Recvble	2.00	5	
	MENAR	11.00		Accts	Payable	4.00	4	
	DSCR	1.00	2	Occup	ancy	0.00	16	
	Total Points	24.00	25	Total F	Points	6.00	25	
		Capit	al Fu	ınd Oc	cupancy			
		- 0.010		.00	- 20-21103			

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

5.00

2,013,422

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 %				

Capital Fund Occupancy						
5.00						
cess Cash						
2,041,196						
e Dweiling	Kent					
407,551	582 700.26					
410,130	648 632.92					
(2,579)	(66) 67.34					
entage of R	levenue					
_						
Amoun	t Percent					
\$ 124.8	5 17.99%					
41.9	5 6.05					
	5.00 ccess Cash 2,041,196 ge Dwelling 407,551 410,130 (2,579) entage of R Amoun \$ 124.8	5.00 cess Cash 2,041,196 ge Dwelling Rent 407,551 582 700.26 410,130 648 632.92 (2,579) (66) 67.34 centage of Revenue Amount Percent \$ 124.85 17.99%				

0.28

92.43

16.58

0.00

31.34

24.32

\$ 331.75

0.04

13.32

2.39

0.00 2.39

3.51

45.68%

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

	Т	his Year				
	Quick	k Ratio (QR)				
	Current Assets, Unrestri	ricted 166,980 = 0.27				
	Curr Liab Exc Curr Prtn					
တ္	Months Expendable I	Net Assets Ratio (MENAR)				
FASS	Expendable Fund Bala	ance (570,393) = -4.47				
	Average Monthly Opera	rating 127,709				
	and Other Expenses	IR >= 4.0				
	Debt Service Co	overage Ratio (DSCR)				
		0.57 IR >= 1.25				
	Tenant R	Receivable (TR)				
	Tenant Receivable	221,982 = 0.30				
	Total Tenant Revenue 751,124 IR < 1.50					
	Days Receivable	le Outstanding: 54.46				
MASS	Accounts	ts Payable (AP)				
Z	Accounts Payable	(495,040) = 3.88				
	Total Operating Expens	ises 127,709 IR < 0.75				
	Occupancy I	Loss Occ %				
		2.27% 97.73%				
	Year-to-Date	5.15% 94.85% IR >= 0.98				
	FASS KFI MP	P MASS KFI MP				
	QR 0.00 12					
	MENAR 0.00 11 DSCR 0.00 2	,				
		- , ,				
	Total Points 0.00 25	Total Points 8.00 25				
	Capital Fi	und Occupancy				

Last Year						
Quick Ratio (QR)						
Current Assets, U	31	0.05				
Curr Liab Exc Cu	(00) =	2.05 2 >= 2.0				
Months Expen	dable N	let Ass	ets Ratio	(MENA	AR)	
Expendable Fund	l Balanc	e	218,54	18	2.07	
Average Monthly	Operati	ng	105,61	6	2.07	
and Other Expen	ses			IF	? >= 4.0	
Debt Ser	vice Co	verage	Ratio (D	SCR)		
		1.94		IR	>= 1.25	
Tenant Receivable (TR)						
Tenant Receivabl	е	1	165,773	_	0.22	
Total Tenant Revenue 767,108					R < 1.50	
Days Receivable Outstanding: 39.83						
Accounts Payable (AP)						
Accounts Payable	Э		(43,300)		0.41	
Total Operating E	xpense	s 1	105,616	= IF	R < 0.75	
Occupancy	L	_oss	Occ %)		
Current Month	2	2.73 %	97.27%	6		
Year-to-Date	3	3.18 %	96.82%	6 IR	>= 0.98	
FASS KFI	MP		MASS	KFI	MP	
QR 12.	00 12	Accts	Recvble	2.00	5	
	57 11		Payable	4.00	4	
	00 2	Occup		12.00	16	
Total Points 21.	57 25	Total F	Points	18.00	25	
Capital Fund Occupancy						
5.00						

Excess Cash	
(733,089)	
Average Dwelling Dont	

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

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 %				

Excess Cash
75,980

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	A	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%					

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

			Th	is Year			
			Quick	Ratio (QR)			
		Current Assets,	Jnrestri	cted 129,21	7 _ 0.70		Curre
		Curr Liab Exc C	ırr Prtn	LTD (184,50	$\frac{1}{4} = 0.70$		Curr
				*	IR >= 2.0		
	SS	Months Exper	dable N	let Assets Ratio	(MENAR)		Mo
	FASS	Expendable Fu	nd Balar	nce (98,292	2) = -3.96	E	Ехрє
		Average Month		ting 24,82	5		∖ver
		and Other Expe	nses		IR >= 4.0		and (
		Debt Ser	vice Co	verage Ratio (DS	CR)		
				1.21	IR >= 1.25		
ì		To	nant D	eceivable (TR)			
		Tenant Receiva		Гепа			
		Total Tenant Re		82,133 180,803	= 0.45 $IR < 1.50$	-	rena Fotal
		Days Red	-	Otal			
	S		\ <u> </u>				
	MASS	Accessed Devel					
	Ž	Accounts Payable (167,210) Total Operating Expenses 24,825 = 6.74					\ccc
		Iotal Operating	⊨xpens	es 24,825	IR < 0.75		Total
		Occupancy	L	oss Occ %	•	_	0
		Current Month		5.00% 95.00%			Curr
		Year-to-Date	13	3.75% 86.25%	0 IR >= 0.98		⁄ear
		FASS KFI	MP	MASS F	(FI MP		
		QR 0.	00 12	Accts Recvble	0.00 5	C	(R
		MENAR 0.		Accts Payable	0.00 4	"	IEN
		DSCR 1.		Occupancy	0.00 16	-	SCI
		Total Points 1.0	00 25	Total Points	0.00 25	J	otal
		Ca					

20							
			La	st Yea	r		
		Qı	uick	Ratio (QR)		
	Current Asse	ets, Unre	estric	ted	717,97	'8 	14.56
	Curr Liab Ex	c Curr P	rtn L	TD	(49,30	15)	? >= 2.0
	Months E	xpendal	ble N	let Ass	ets Ratio	(MENA	(R)
	Expendable	Fund Ba	alanc	е	628,15	51 =	32.21
	Average Mor and Other Ex			ng	19,50)3	32.21
	Debt	Service	e Co	verage	Ratio (D	SCR)	
				2.49			>= 1.25
		Tenar	nt Re	ceivab	le (TR)		
	Tenant Rece		64,402		_	0.32	
	Total Tenant			- ,-			2 < 1.50
	Days	Receiv	able	ble Outstanding: 58.12			
		Acco	unts	Payak	ole (AP)		
	Accounts Pa	yable	(5,689) enses 19,503		_	0.29	
	Total Operat	ing Expe			IF	? < 0.75	
	Occupan	су	L	.oss	Occ %	<u> </u>	
	Current Mon		_	0.00 % 100.00%			
l	Year-to-Date	!	0	.42 %	99.58%	0 IR	>= 0.98
	FASS	KFI	MP		MASS	KFI	MP
	QR	12.00 11.00	12		Recvble	0.00	5
	MENAR DSCR	11 2	Occup	Payable	4.00 16.00	4 16	
	Total Points	2.00			Points	20.00	25
		Conit	al F	nd O-	all man c::		
		Capit			cupancy		
	5.00						

Excess Cash	
(195,827)	
Average Dwelling Bent	

Average Dwelling Rent								
Actual/UML 177,266 207 856.								
Budget/UMA	186,059	240	775.25					
Increase (Decrease)	(8,793)	(33)	81.11					

PUM / Percentage of Revenue						
Expense Amount Pe						
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 %			

Excess Cash
546,890

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

PUM / Percentage of Revenue						
Expense	A	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

		Thi	is Year						
	Quick Ratio (QR)								
	Current Assets, Uni	estric	cted	21,58	80 =	4.58			
	Curr Liab Exc Curr	Prtn I	LTD	(4,7	12)	? >= 2.0			
ဟု	Months Expenda	ble N	let Ass	ets Ratio	(MENA	R)			
FASS	Expendable Fund l	3alan	ice	10,49	95 _	6.35			
	Average Monthly C		ting	1,6					
	and Other Expense					? >= 4.0			
	Debt Servic			Ratio (D	SCR)				
			2.50		IR:	>= 1.25			
	Tena	nt Re	eceivab	ole (TR)					
	Tenant Receivable		384	=	0.02				
	Total Tenant Rever			17,880		2 < 1.50			
	Days Recei	vable	e Outst	tanding:	3.95				
SS	Acco	unts	Payab	le (AP)					
MASS	Accounts Payable			(1,941)	=	1.17			
	Total Operating Ex	pense	es	1,653	IF	? < 0.75			
	Occupancy	_L	oss	Occ %	6				
	Current Month	-	.00%	100.00					
	Year-to-Date	0	0.00%	100.00	% IR:	>= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
	QR 12.00	12		Recvble	5.00	5			
	MENAR 11.00	11		Payable	2.00	4			
	DSCR 2.00	2	Occup		16.00	16			
	Total Points 25.00	25	Total F	oints	23.00	25			
	Capit	al Fu	nd Oc	cupancy					

		La	st Yea	r		
	Qι	ıick l	Ratio (QR)		
Current Asset	ts, Unre	stric	ted	40,73	9 =	10.57
Curr Liab Exc	Curr P	rtn L	TD	(3,85	6)	R >= 2.0
Months Ex	pendal	ole N	let Ass	ets Ratio	(MENA	AR)
Expendable F	und Ba	alanc	е	30,51	1 _	16.54
Average Mon			ng	1,84	5	10.54
and Other Ex	penses				IF	R >= 4.0
Debt	Service	Cov	verage	Ratio (D	SCR)	
			2.80		IR	>= 1.25
	Tenan	nt Re	ceivab	ole (TR)		
Tenant Recei				4,324	_	0.22
Total Tenant F	Revenu	е		19,549	IF	R < 1.50
Days	Receiv	able	Outst	anding:	40.70	
	Acco	unts	Payat	ole (AP)		
Accounts Pay		unts	Payak	ole (AP) (1,762)	_	0.96
Accounts Pay Total Operatin	/able				= IF	0.96 R < 0.75
	/able ng Expe	enses		(1,762)		
Total Operation Occupance Current Mont	/able ng Expe	enses	.0SS	(1,762) 1,845 Occ % 100.00%	,	
Total Operation Occupance	/able ng Expe	enses	oss_	(1,762) 1,845 Occ %	,	
Total Operation Occupance Current Mont	vable ng Expe y h	enses	.0SS	(1,762) 1,845 Occ % 100.00%	, o IR	R < 0.75
Total Operation Occupance Current Monty Year-to-Date FASS F	vable ng Expe y h	L 0 0 0	.00 % .00 % .00 %	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recvble	KFI 5.00	>= 0.98 MP 5
Occupanc Current Mont Year-to-Date FASS M QR MENAR	y Expense of the state of the s		.00 % .00 % .00 % Accts	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recvble Payable	KFI 5.00 2.00	>= 0.98 MP 5 4
Total Operation Occupance Current Monty Year-to-Date FASS F QR MENAR DSCR	y hh (FI 12.00 11.00 2.00	L 0 0 0	OSS .00 % .00 % Accts Accts Occup	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recyble Payable pancy	KFI 5.00 2.00 16.00	>= 0.98 MP 5 4 16
Occupanc Current Mont Year-to-Date FASS M QR MENAR	y Expense of the state of the s		OSS .00 % .00 % Accts Accts Occup	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recvble Payable	KFI 5.00 2.00	>= 0.98 MP 5 4
Total Operation Occupance Current Monty Year-to-Date FASS F QR MENAR DSCR	y hh (FI 12.00 11.00 2.00 25.00	L 0 0 MP 12 11 2	Accts Accts Occup	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recyble Payable pancy	KFI 5.00 2.00 16.00	>= 0.98 MP 5 4 16
Total Operation Occupance Current Monty Year-to-Date FASS F QR MENAR DSCR	y hh (FI 12.00 11.00 2.00 25.00		Accts Accts Occup	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recyble Payable bancy Points	KFI 5.00 2.00 16.00	>= 0.98 MP 5 4 16
Total Operation Occupance Current Monty Year-to-Date FASS F QR MENAR DSCR	y hh (FI 12.00 11.00 2.00 25.00		Accts Accts Occup Total I	(1,762) 1,845 Occ % 100.00% 100.00% MASS Recyble Payable bancy Points	KFI 5.00 2.00 16.00	>= 0.98 MP 5 4 16

	7,957		
Average	Dwelling Ren	ıt	
Actual/UML	17,880	24	745.00
Budget/UMA	17,813	24	742.19
Increase (Decrease)	68	0	2.81

Excess Cash

Expense	Amount	Percent
Salaries and Benefits	\$ 121.65	16.33 %
Supplies and Materials	0.00	0.00
leet Costs	0.00	0.00
Outside Services	123.38	16.56
Jtilities	44.65	5.99
Protective Services	0.00	0.00
nsurance	38.17	5.99
Other Expenses	12.53	1.68
otal Average Expense	\$ 340.37	46.56 %

Capital	Fund Occupa	ancy					
	5.00						
	veces Cook						
E	xcess Cash						
	27,565						
			\equiv				
Averag	ge Dwelling R	ent					
Actual/UML	19,549	24	814.54				
Budget/UMA	17,652	24	735.48				
Increase (Decrease)	1,897	0	79.06				
PUM / Pero	PUM / Percentage of Revenue						
Expense	Amount	Percent	:				

POW / Percentage of Revenue					
Expense	ļ	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%		

IR >= 2.0

= 13.88

IR >= 4.0

IR >= 1.25

0.11

0.20

IR < 0.75

IR >= 0.98

4.48

0.00

8.70

1.99

0.56

1.99

2.14 37.72%

34.54

0.00

67.03

15.30

4.30

58.54

16.47

333.81

MP 5

IR < 1.50

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

Quick Ratio (QR) Current Assets, Unrestricted 1,250,742 Curr Liab Exc Curr Prtn LTD (104,315) Quick Ratio (Current Assets, Unrestricted Curr Liab Exc Curr Prtn LTD	$\frac{1,104,716}{(77,758)} = 14.2$ sets Ratio (MENAR)
Curr Liab Eye Curr Prtn LTD (104 315)	$\frac{(77,758)}{(R>=2)} = 14.2$ sets Ratio (MENAR)
Curr Liab Eye Curr Prtn LTD (104 315) Curr Liab Eye Curr Prtn LTD	(77,758) IR >= 2 sets Ratio (MENAR)
Months Expendable Net Assets Ratio (MENAR) Months Expendable Net Ass	
Expendable Fund Balance 1,025,118 = 15.48 Expendable Fund Balance	909,205 = 13.8
Average Monthly Operating 66,201 Average Monthly Operating	65,498
and Other Expenses IR >= 4.0 and Other Expenses	IR >= 4
Debt Service Coverage Ratio (DSCR) Debt Service Coverage	e Ratio (DSCR)
1.36 IR >= 1.25	IR >= 1.2
Tenant Receivable (TR) Tenant Receivable	ble (TR)
Tenant Receivable 76,842 = 0.16	<u>57,152</u> = 0.1
Total Tenant Revenue 488,936 IR < 1.50 Total Tenant Revenue	506,565 IR < 1.5
Days Receivable Outstanding: 29.08 Days Receivable Outst	tanding: 20.85
Accounts Payable (AP) Accounts Payable (25,260) = 0.38 Accounts Payable Accounts Payable	ble (AP)
	(12,910) = 0.2
Total Operating Expenses 66,201 Total Operating Expenses	65,498 IR < 0.7
Occupancy Loss Occ % Occupancy Loss	Occ %
Current Month 6.45% 93.55% Current Month 4.03 %	
Year-to-Date 7.53% 92.47% IR >= 0.98 Year-to-Date 6.32 %	93.68% IR >= 0.9
FASS KFI MP MASS KFI MP FASS KFI MP	MASS KFI MF
QR 12.00 12 Accts Recyble 2.00 5 QR 12.00 12 Accts	
	s Payable 4.00 4 ipancy 4.00 16
	Points 8.00 25
Capital Fund Occupancy Capital Fund Oc	ccupancy
5.00 Solution	Joupancy
0.00	

	870,176		
Aver	age Dwelling Re	nt	
Actual/UML	482,199	688	700.87
Budget/UMA	538.874	744	724.29

(56,675)

(56)

(23.42)

Increase (Decrease)

Excess Cash

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 %		

-		•	-				
Total Points 25.00	25	Total Point	ts	8.00	25		
Capita	l Fur	d Occupa	ancy				
5.00							
E	xces	s Cash					
724,361							
Average Dwelling Rent							
Actual/UML	49	8,325	697	71	4.96		
Budget/UMA	49	4,958	744	66	5.27		
Increase (Decrease)		3,367	(47	') 4	9.69		
PUM / Percentage of Revenue							
Expense		Amount	Perce	ent			
Salaries and Benefits	\$	137.63	17	7.87%			

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

		Th	is Yea	r					
		Quick	Ratio	(QR)					
	Current Assets, Un	restri	cted	77,00	9 =	0.19			
	Curr Liab Exc Curr	Prtn	LTD	(400,14	.6)	>= 2.0			
ဟ္	Months Expenda	able N	let As	sets Ratio	(MENA	R)			
FASS	Expendable Fund	Balar	nce	(496,25	0) _	0.00			
	Average Monthly	•	iting	49,65	0	-9.99			
	and Other Expens	es			IR	>= 4.0			
	Debt Service	ce Co	verage	Ratio (DS	CR)				
		IR :	>= 1.25						
	Tenant Receivable (TR)								
	Tenant Receivable	•		60,181	=	0.14			
	Total Tenant Reve			420,844	IR	< 1.50			
	Days Rece	ivable	Outs	tanding: 2	26.43				
MASS	Acc	ounts	Payal	ole (AP)					
Σ	Accounts Payable			(15,454)	=	0.31			
	Total Operating Ex	kpens	es	49,650	IR	< 0.75			
	Occupancy	L	.oss	Occ %	<u> </u>				
	Current Month	-	7.69%	92.319					
	Year-to-Date	6	5.89%	93.119	% IR:	>= 0.98			
	FASS KFI	MP		MASS	KFI	MP			
	QR 0.00			Recvble	5.00	5			
	MENAR 0.00 DSCR 2.00			Payable pancy	4.00 4.00	4 16			
	Total Points 2.00			Points	13.00	25			
	Total Points 2.00	25	iotal	Points	13.00	25			

MENAR DSCR			Accts Payable Occupancy	4.00 4.00	4 16
Total Points 2.00 25 Total Points		13.00	25		
Capital Fund Occupancy					

	Quick Ratio (QR)					
	Current Assets, Unrestricted 77,009	= 0.19				
	Curr Liab Exc Curr Prtn LTD (400,146)	IR >= 2.0				
10	Months Expendable Net Assets Ratio (MI	ENAR)				
FASS	Expendable Fund Balance (496,250)	= -9.99				
	Average Monthly Operating 49,650 and Other Expenses	9.99 IR >= 4.0				
	Debt Service Coverage Ratio (DSCR					
	1.45	IR >= 1.25				
\equiv		IK >= 1.25				
	Tenant Receivable (TR)					
	Tenant Receivable 60,181	= 0.14				
	Total Tenant Revenue 420,844	IR < 1.50				
	Days Receivable Outstanding: 26.43					
n n	Accounts Payable (AP)					
MAGN	Accounts Payable (15,454)	= 0.31				
	Total Operating Expenses 49,650	IR < 0.75				
	Occupancy Loss Occ %					
	Current Month 7.69% 92.31%					
	Year-to-Date 6.89% 93.11%	IR >= 0.98				
	FASS KFI MP MASS KFI	MP				
	QR 0.00 12 Accts Recyble 5	.00 5				

Excess Cash	
(563,518)	
Average Dwelling Rent	

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

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 %		

Last Ye	ar ————————————————————————————————————	
Quick Ratio		
Current Assets, Unrestricted	57,298	= 0.12
Curr Liab Exc Curr Prtn LTD	(477,278)	- 0.12 $IR >= 2.0$

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	(586,611)	-12 02		
Average Monthly Operating	48,800	12.02		
and Other Expenses		IR >= 4.0		

Debt Service Coverage Ratio (DSCF	(8)
1.64	
	IR >= 1.25

ı	Tenant Rec		
	Tenant Receivable	43,312	= 0.10
	Total Tenant Revenue	439,882	IR < 1.50
Į	Days Receivable (Outstanding:	18.21

Accounts P		
Accounts Payable	(10,652)	- 0.22
Total Operating Expenses	48,800	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.65 %	91.35%	
Year-to-Date	6.09 %	93.91%	IR >= 0.98

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

Capital Fund Occupancy	
5.00	

Excess Cash
(654,828)

Avera	ge Dwelling I	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	\$	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%		

6.17

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 75,603 = 3.16	Current Assets, Unrestricted 138,047
	Curr Liab Exc Curr Prtn LTD (23,921) $= 3.10$	${\text{Curr Liab Exc Curr Prtn LTD}} = 6.0$ $ R\rangle = 2$
တ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 51,682 = 2.26	Expendable Fund Balance 115,289 = 6.1
_	Average Monthly Operating 22,898 and Other Expenses IR >= 4.0	Average Monthly Operating 18,691 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR >= 1
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 90,508 = 0.81	Tenant Receivable 60,738 = 0.5
	Total Tenant Revenue 111,756 IR < 1.50	Total Tenant Revenue 108,784 IR < 1.8
	Days Receivable Outstanding: 149.67	Days Receivable Outstanding: 103.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (13,815) = 0.60	Accounts Payable (13,741) = 0.7
	Total Operating Expenses 22,898 IR < 0.75	Total Operating Expenses 18,691 _{IR < 0.}
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 20.00% 80.00% Year-to-Date 22.78% 77.22% IR >= 0.98	Current Month 13.33 % 86.67% Year-to-Date 15.00 % 85.00% IR >= 0.00
	FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recyble 0.00 5	FASS KFI MP MASS KFI MF QR 12.00 12 Accts Recyble 0.00 5
	MENAR 7.84 11 Accts Payable 4.00 4	MENAR 11.00 11 Accts Payable 4.00 4
	DSCR 2.00 2 Occupancy 0.00 16	DSCR 2.00 2 Occupancy 0.00 16
	Total Points 21.84 25 Total Points 4.00 25	Total Points 25.00 25 Total Points 4.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

0	Average Monthly Opera and Other Expenses	ting 18,691
		overage Ratio (DSCR)
5	2000000000	0.00 IR >= 1.25
	Tenant F	Receivable (TR)
1	Tenant Receivable	60,738 = 0.56
0	Total Tenant Revenue	108,784 IR < 1.50
	Days Receivabl	e Outstanding: 103.00
	Accoun	ts Payable (AP)
)	Accounts Payable	(13,741) - 0.74
5	Total Operating Expens	
$\overline{}$	Occupancy	Loss Occ %
		3.33 % 86.67%
8		5.00 % 85.00 % IR >= 0.98
	FASS KFI M	P MASS KFI MP
	QR 12.00 12	Accts Recvble 0.00 5
	MENAR 11.00 1	,
	DSCR 2.00 2	2 Occupancy 0.00 16
	Total Points 25.00 25	5 Total Points 4.00 25
	Capital I	Fund Occupancy
		5.00
	Exc	cess Cash
		86,930
<u> </u>	Average	e 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

Amount Percent

15.30%

7.31

0.00

27.41

13.57

13.57

3.53 84.21%

3.53

108.77

51.99

194.85

30.63

25.10

66.72

25.12

503.18

0.00

Expense

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

Salaries and Benefits

Supplies and Materials

Average	Dwelling Re	nt	
Actual/UML	94,735	139	681.54
Budget/UMA	104,262	180	579.23
Increase (Decrease)	(0.527)	(41)	102 31

Excess Cash 21,652

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 %		

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

			Thi	is Year				
		Q	uick	Ratio (QR)			
	Current Ass	Current Assets, Unrestricted 270,797						
	Curr Liab Ex	Curr Liab Exc Curr Prtn LTD (146,753)						
S	Months E	xpenda	ble N	let Ass	ets Ratio	(MENA	R)	
FASS	Expendable	e Fund I	Balan	ice	65,57	7		
т.	Average M			ting	31,47	<u>-</u> =	2.08	
	and Other I	Expense	es			IR	>= 4.0	
	Debt	Servic	e Cov	verage	Ratio (DS	SCR)		
				1.12		IR:	>= 1.25	
		Tena	nt Re	ceivab	ole (TR)			
	Tenant Red	eivable			100,192	_	0.44	
	Total Tenar	t Rever	nue		225,743	- IR	2 < 1.50	
	Days	Receiv	/able	Outst	anding: 8	31.89		
SS		Acco	unts	Payab	le (AP)			
MASS	Accounts P	ayable		(114,343)	=	3.63	
	Total Opera	iting Ex	pense	es	31,475		2 < 0.75	
	Occupano	у	L	oss	Occ %	5		
	Current Mo	nth		.64%	80.36			
	Year-to-Dat	ie	14	.29%	85.719	% IR:	>= 0.98	
	FASS	KFI	MP		MASS	KFI	MP	
	QR	11.26	12	Accts	Recvble	0.00	5	
	MENAR	7.59	11		Payable	0.00	4	
	DSCR	1.00	2	Occup		0.00	16	
	Total Points	19.85	25	Total F	Points	0.00	25	

		La	st Yeaı	r		
	Qı	uick I	Ratio (QR)		
Current Asse	ets, Unre	estric	ted	885,05	55 _	16.80
Curr Liab Ex	c Curr P	rtn L	TD	(52,66	(7)	R >= 2.0
Months E	xpendal	ble N	let Ass	ets Ratio	(MENA	AR)
Expendable	Fund Ba	alanc	е	776,44	12 =	20.02
Average Mo			ng	37,28	30	20.83
and Other E	kpenses				IF	? >= 4.0
Debt	Service	e Cov	verage	Ratio (D	SCR)	
			1.09		IR	>= 1.25
	Tenar	nt Re	ceivab	le (TR)		
Tenant Rece	ivable			41,247		0.17
Total Tenant	Revenu	е	2	245,784		R < 1.50
Days	Receiv	/able	Outst	anding:	30.95	
	Acco	unts	Payab	ole (AP)		
Accounts Pa	yable			(23,330)		0.63
Total Operat	ing Expe	enses	3	37,280	= IF	R < 0.75
Occupan	су	L	oss	Occ %	<u>.</u>	
Current Mon	th		.57 %	96.43%		
Year-to-Date	!	7	.74 %	92.26%	6 IR	>= 0.98
FASS	KFI	MP		MASS	KFI	MP
QR	12.00	12		Recvble	2.00	5
MENAR	11.00	11		Payable	4.00	4
DSCR	1.00	2	Occup		4.00	16
Total Points	24.00	25	Total F	oints	10.00	25
	Capit	al Fu	ınd Oc	cupancy		
-			00			

	22,017		
Averag	e Dwelling Rer	nt	
Actual/UML	224,123	288	778.20
Budget/UMA	222,209	336	661.33
Increase (Decrease)	1,914	(48)	116.87

Excess Cash

5.00

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
Jtilities	78.75	10.05
Protective Services	0.00	0.00
nsurance	43.76	10.05
Other Expenses	31.42	4.01
Total Average Expense	\$ 407.24	56.42 %

Capita	I Fund Occupa	ıncy	
	5.00		
E	xcess Cash		
	728,101		
Avera	ge Dwelling Ro	ent	
Actual/UML	239,931	310	773.97
Budget/UMA	245,160	336	729.64
Increase (Decrease)	(5,229)	(26)	44.33
PUM / Per	centage of Rev	venue	
Expense	Amount	Percent	
Salaries and Benefits	\$ 113.26	14.2	9%

64.00

0.00

102.01

80.30

38.19

15.69

\$ 413.45

0.00

8.07

0.00

12.87

10.13

0.00

10.13

1.98

57.46%

Supplies and Materials

Outside Services

Protective Services

Total Average Expense

Other Expenses

Fleet Costs

Utilities

Insurance

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

	This Year	
	Quick Ratio (QR)	
	Current Assets, Unrestricted 554,755	4.83
	Curr Liab Exc Curr Prtn LTD (114 919)	= 2.0
ဟ	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 418,219	2.00
т.	Average Monthly Operating 106,586	3.92
	and Other Expenses	= 4.0
	Debt Service Coverage Ratio (DSCR)	
	4.70 IR >=	1.25
	Tenant Receivable (TR)	
		0.17
		1.50
	Days Receivable Outstanding: 31.97	\longrightarrow
MASS	Accounts Payable (AP)	
Z		0.55
	Total Operating Expenses 106,586 IR <	0.75
	Occupancy Loss Occ %	
	Current Month 5.10% 94.90%	
	Year-to-Date 6.79% 93.21% IR >=	0.98
	FASS KFI MP MASS KFI	MP
	QR 12.00 12 Accts Recvble 2.00	5
	MENAR 10.29 11 Accts Payable 4.00 DSCR 2.00 2 Occupancy 4.00	4 16
		25
	Total Folitis 24.29 20 Total Folitis 10.00	23
	Capital Fund Occupancy	

		La	st Yea	r		
	Qu	ick I	Ratio ((QR)		
Current Assets,	Unres	strict	ed	645,74	45 _	5.34
Curr Liab Exc C	urr Pr	tn L	ΓD	(120,97	76) = _{//}	3.34 R >= 2.0
Months Expe	ndab	le N	et Ass	sets Ratio	(MEN	AR)
Expendable Fur	nd Bal	lance	Э	503,80	01	F 40
Average Monthl		eratir	ng	96,98	= 35	5.19
and Other Expe	nses				I.	R >= 4.0
Debt Se	rvice	Cov	erage	Ratio (D	SCR)	
			11.68		IR	>= 1.25
Т	enant	t Re	ceival	ole (TR)		
Tenant Receival				52,495	=	0.09
Total Tenant Re	venue)		610,530		R < 1.50
Days Re	eceiv	able	Outst	tanding:	15.86	
	Accou	ınts	Payal	ble (AP)		
Accounts Payab	ole			(65,574)	=	0.68
Total Operating	Expe	nses	i	96,985		R < 0.75
Occupancy		L	oss	Occ %	, 0	
Current Month		_	.73 %	94.279	%	
Year-to-Date		4.	56 %	95.449	% IR	>= 0.98
FASS KF		MP		MASS	KFI	MP
	2.00	12	Accts	Recvble	0.00	5
	1.00	11		Payable	4.00	4
	2.00	2		pancy	8.00	16
Total Points 25	5.00	25	Iotal	Points	12.00	25
	Capita	l Fu	nd Oc	cupancy		

Capital Fund Occupancy	Capital Fund Occ
5.00	5.00

	308,367		
Average	Dwelling Re	nt	
Actual/UML	498,834	878	568.15
Budget/UMA	499,295	942	530.04
Increase (Decrease)	(461)	(64)	38.11
PUM / Perce	entage of Rev	/enile	

Excess Cash

PUM / Perce	nta	ge of Rev	venue
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 %

E	xcess Cash		
	360,706		
Avera	ge Dwelling F	Rent	
Actual/UML	510,672	899	568.04
Budget/UMA	527,947	942	560.45
Increase (Decrease)	(17,275)	(43)	7.59
PUM / Per	centage of Re	venue	

PUM / Perce	enta	ge of Re	venue	
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
	Quick Ratio (QR)
	Current Assets, Unrestricted 1,712,991 = 8.75
	Curr Liab Exc Curr Prtn LTD (195,810)
S	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 1,456,961 = 24.69
	Average Monthly Operating 59,011 and Other Expenses IR >= 4.0
	Debt Service Coverage Ratio (DSCR)
	-0.43 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 77 419
	$\frac{17,416}{\text{Total Tenant Revenue}} = 0.27$ $\frac{1}{17,416} = 0.27$ $\frac{1}{17,416} = 0.27$
	Days Receivable Outstanding: 50.58
SS	Accounts Payable (AP)
MASS	Accounts Payable (61,894) = 1.05
	Total Operating Expenses 59,011 IR < 0.75
	Occupancy Loss Occ %
	Current Month 5.56% 94.44%
	Year-to-Date 7.41% 92.59% IR >= 0.98
	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
	Capital Fund Occupancy

) 				.,_	1/2021		
			La	st Yea	r		
		Qι	ıick l	Ratio (QR)		
	Current Asset	ts, Unre	stric	ted	183,19		2.06
	Curr Liab Exc	Curr P	rtn L	TD	(63,94	3) = _{IF}	2.86 2 >= 2.0
	Months Ex	pendal	ole N	et Ass	ets Ratio	(MENA	NR)
	Expendable F	und Ba	alanc	е	61,17		4.05
	Average Mon	thly Op	eratir	ng	57,99	- =	1.05
	and Other Ex	penses				IF	? >= 4.0
	Debt	Service	Cov	verage	Ratio (D	SCR)	
				-0.01		IR	>= 1.25
		Tenan	nt Re	ceivab	ole (TR)		
	Tenant Recei	vable			41,245	=	0.15
	Total Tenant I	Revenu	е		275,203		? < 1.50
	Days	Receiv	able	Outst	anding:	27.79	
		Acco	unts	Payal	ole (AP)		
	Accounts Pay	/able			(25,699)	=	0.44
	Total Operation	ng Expe	enses	3	57,999		2 < 0.75
	Occupano	y	L	.oss	Occ %		
	Current Mont	h	2	.22 %	97.78%	, 0	
	Year-to-Date		4	.81 %	95.19%	o IR	>= 0.98
	FASS F	KFI	MP		MASS	KFI	MP
	QR	12.00	12		Recvble	0.00	5
	MENAR	6.08			Payable	4.00	4
-	DSCR	0.00	2	Occup	-	8.00	16
	Total Points	18.08	25	Total	Points	12.00	25
		Capit	al Fu	nd Oc	cupancy		
			E	00			

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

Excess Cash

5.00

PUM / Percer	nta	age of Re	venue
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 %

	5.00		
E	xcess Cash		
	(9,570)		
Avera	ge Dwelling R	ent	
Actual/UML	282,581	514	549.77
Budget/UMA	279,119	540	516.89
Increase (Decrease)	3,462	(26)	32.88
PUM / Per	centage of Re	venue	
Expense	Amount	Percent	
Salaries and Benefits	\$ 155.87	29.1	1%

32.42

0.00

87.37

87.11

4.10

27.23

17.67

\$ 411.77

6.06

0.00

16.32

16.27

0.77

16.27

3.30

88.09%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

0.74

IR >= 4.0

IR >= 1.25

0.00

0.38

IR < 0.75

IR >= 0.98

17.92%

1.90

0.00

16.86 7.60

0.73

7.60

5.25 57.86% MP 5

IR < 1.50

IR >= 2.0

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,821,421 = 10.71	Current Assets, Unrestricted 338,599
	Curr Liab Exc Curr Prtn LTD $(170,051)$ $ R\rangle = 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{2.7}{ R }$
တ္တ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 1,519,874 = 14.17	Expendable Fund Balance 86,745 = 0.7
Ť	Average Monthly Operating 107,297 and Other Expenses IR >= 4.0	Average Monthly Operating 117,716 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	1.68 IR >= 1.25	2.23 IR >= 1.
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 179,560 = 0.22	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 815,200 IR < 1.50	Total Tenant Revenue 877,234 IR < 1.
	Days Receivable Outstanding: 40.68	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (57,524) = 0.54	Accounts Payable (44,812) = 0.3
	Total Operating Expenses 107,297 IR < 0.75	Total Operating Expenses 117,716 IR < 0.
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 5.00% 95.00%	Current Month 3.00 % 97.00%
	Year-to-Date 6.50% 93.50% IR >= 0.98	Year-to-Date 3.50 % 96.50% IR >= 0.
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MI
	QR 12.00 12 Accts Recvble 2.00 5	QR 12.00 12 Accts Recyble 0.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 4.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 12.00 16
	DSCR 2.00 2 Occupancy 4.00 16 Total Points 25.00 25 Total Points 10.00 25	DSCR 2.00 2 Occupancy 12.00 16 Total Points 14.00 25 Total Points 16.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

11.00 11 2.00 2	,				MENAR DSCR	0.00 2.00	11 2	Accts Payabl	e 4.0	
25.00 25					Total Points	14.00	25	Total Points	16.0	
Capital F	und Occupa	ncy				Capit	al Fu	ınd Occupan	су	
	5.00			J			5	.00		
Ex	cess Cash						Exce	ess Cash		
1	,375,486						(6	66,324)		
Average	Dwelling Re	nt				Aver	age	Dwelling Ren	t	
	771,657	1,122	687.75		Actual/UML		8	08,691 1.	158	698.35
1	815,502	1,200	679.59		Budget/UMA		8	05,273 1	,200	671.06
ecrease)	(43,845)	(78)	8.17		Increase (De	crease)		3,419	(42)	27.29
JM / Perce	entage of Re	venue			Р	UM / Pe	rcer	tage of Reve	nue	
	Amount	Percent			Expense			Amount Po	ercent	

Salaries and Benefits

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

Supplies and Materials

135.75

14.36

0.00

127.76

12.67

30.56

39.75

366.37

5.53

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 %		

Actual/UML Budget/UMA Increase (Decrease)

= 13.82

= 21.94

IR >= 4.0

IR >= 1.25

0.08 IR < 1.50

0.86

IR < 0.75

IR >= 0.98

MP

IR >= 2.0

Net Assets Ratio (MENAR)

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,043,815 = 9,78	Current Assets, Unrestricted 1,140,976
	Curr Liab Exc Curr Prtn LTD (106,759) - 3.76	Curr Liab Exc Curr Prtn LTD (82,532)
တ္	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENA
FASS	Expendable Fund Balance 937,056 = 15.05	Expendable Fund Balance 1,058,444
_	Average Monthly Operating 62,283 and Other Expenses IR >= 4.0	Average Monthly Operating 48,240 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.00 IR >= 1.25	0.00 IR
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 19,353 = 0.12	Tenant Receivable 12,387
	Total Tenant Revenue 167,724 IR < 1.50	Total Tenant Revenue 162,423
	Days Receivable Outstanding: 21.27	Days Receivable Outstanding: 14.03
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (55,819) = 0.90	Accounts Payable (41,305)
	Total Operating Expenses 62,283 IR < 0.75	Total Operating Expenses 48,240
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 7.00% 93.00% Year-to-Date 9.33% 90.67% IR >= 0.98	Current Month 7.00 % 93.00% Year-to-Date 7.50 % 92.50 %
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI
	QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recvble 5.00
	MENAR 11.00 11 Accts Payable 2.00 4 DSCR 2.00 2 Occupancy 1.00 16	MENAR 11.00 11 Accts Payable 2.00 DSCR 2.00 2 Occupancy 4.00
		2001 2100 2 200apanoy 1.00
	Total Points 25.00 25 Total Points 8.00 25	Total Points 25.00 25 Total Points 11.00
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

Actual/UML Budget/UMA Increase (De	\ ecrease	e)	155,990 6	56)	283 259 23	-		Actual/UML Budget/UMA Increase (Dec	crease)	1	49,118 5 14,433 6	00 1 45)	68.68 90.72 77.96
Budget/UMA	١		154,427 5 155,990 6	00	259	.98		Budget/UMA		1	49,118 5 14,433 6	00 1	90.72
Budget/UMA	١		154,427 5			-		Budget/UMA		1	49,118 5	00 1	90.72
Actual/UML	Aver	age I		44	283	3.87		Actual/UML	71101			55 2	68.68
	Aver	age I	Owelling Rent						7 11 01	ugc			
									Aver	ane	Dwelling Rent		
		8	72,623							1,0	005,832		
		Exc	ess Cash							Exce	ss Cash		
		5	.00							5.	00		
	Oupit								Oupit				
	Capita	al Fu	ind Occupancy)		Canit	al Fu	ind Occupancy	1	
Total Points 2	25.00	25	Total Points	8.0	0	25		Total Points	25.00	25	Total Points	11.00	25
DSCR	2.00	2	Occupancy	1.0	0	16		DSCR	2.00	2	Occupancy	4.00	16
MENAR	11.00	11	Accts Payable	2.0	0	4		MENAR	11.00	11	Accts Payable	2.00	4
QR 1	12.00	12	Accts Recyble	5.0	0	5		QR	12.00	12	Accts Recyble	5.00	5

PUM / Percentage of Revenue					
Expense	4	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	A	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

	Thi	s Year
	Quick	Ratio (QR)
	Current Assets, Unrestric	eted 28,906 = 3.08
	Curr Liab Exc Curr Prtn L	
S	Months Expendable N	et Assets Ratio (MENAR)
FASS	Expendable Fund Balan	ce 19,517
۳.	Average Monthly Operation and Other Expenses	$\frac{1}{100} = 3.47$
		/erage Ratio (DSCR)
		0.00
		IR >= 1.25
		ceivable (TR)
	Tenant Receivable	$\frac{8,333}{10,000} = 0.45$
	Total Tenant Revenue	18,339 <i>IR</i> < 1.50 Outstanding: 83.60
(0		
MASS		Payable (AP)
Ź	Accounts Payable	(4,638) = 0.83
	Total Operating Expense	es 5,619 _{IR < 0.75}
	Occupancy L	oss Occ %
	Current Month 0	.00% 100.00%
	Year-to-Date 1	.11% 98.89% <i>IR</i> >= 0.98
	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 Fu	nd Occupancy

	Last Year	
	Quick Ratio (QR)	
= 3.08	Current Assets, Unrestricted 14,407 = 0.3	1
IR >= 2.0	Curr Liab Exc Curr Prtn LTD $(46,243)$ $= 0.3$ $_{IR} >= 2.$	
NAR)	Months Expendable Net Assets Ratio (MENAR)	
- 0.47	Expendable Fund Balance (31,835)	_
= 3.47 IR >= 4.0	Average Monthly Operating 12,257 and Other Expenses	
)	Debt Service Coverage Ratio (DSCR)	\dashv
IR >= 1.25	0.00 IR >= 1.2	5
	Tenant Receivable (TR)	
= 0.45	Tenant Receivable 0	_
= 0.45 IR < 1.50	$\frac{0}{\text{Total Tenant Revenue}} = \frac{0.00}{15,370}$	
0	Days Receivable Outstanding: 0.00	
	Accounts Payable (AP)	
= 0.83	Accounts Payable (8,516) = 0.69	9
IR < 0.75	Total Operating Expenses 12,257 IR < 0.7	
	Occupancy Loss Occ %	
	Current Month 13.33 % 86.67%	
IR >= 0.98	Year-to-Date 7.78 % 92.22% IR >= 0.9	8
MP	FASS KFI MP MASS KFI MP	
00 5	QR 0.00 12 Accts Recvble 0.00 5	
00 4	MENAR 0.00 11 Accts Payable 4.00 4	
00 16	DSCR 2.00 2 Occupancy 4.00 16	-
00 25	Total Points 2.00 25 Total Points 8.00 25	
	Capital Fund Occupancy	
	5.00	
	Excess Cash	

89	216.96
09	210.30
90	203.72
(1)	13.23

5.00

Excess Cash 13,862

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
Jtilities	73.50	13.41
Protective Services	0.00	0.00
nsurance	10.89	13.35
Other Expenses	24.98	4.56
Total Average Expense	\$ 295.68	65.32 %

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						

PUM / Percentage of Revenue					
A	Amount	Percent			
\$	40.32	9.01%			
	81.59	18.24			
	0.00	0.00			
	425.05	95.02			
	50.91	11.38			
	0.00	0.00			
	13.28	11.38			
	87.85	19.64			
\$	699.00	164.68%			
	\$	Amount \$ 40.32 81.59 0.00 425.05 50.91 0.00 13.28 87.85	Amount Percent \$ 40.32 9.01% 81.59 18.24 0.00 0.00 425.05 95.02 50.91 11.38 0.00 0.00 13.28 11.38 87.85 19.64		

0.00

IR >= 2.0

0.00 IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.00

IR < 0.75

IR >= 0.98

MP 5

KFI - FY Comparison for SAHDC Rosement @ Highland Park - 252 Units Period Ending December 31, 2020

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 107,742 = 0.16	Current Assets, Unrestricted 0
	Curr Liab Exc Curr Prtn LTD (667,113) $IR \ge 2.0$	$ \begin{array}{ccc} \hline \text{Curr Liab Exc Curr Prtn LTD} & = & 0.0 \\ \hline \text{R >= 2} \end{array} $
ဟ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (713,015)	Expendable Fund Balance 0 = 0.0
•	Average Monthly Operating 245,662 and Other Expenses $IR >= 4.0$	Average Monthly Operating 0 and Other Expenses R >= 4
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	-0.63	0.00 IR >= 1.
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 72,492 = 0.10	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 707,301 IR < 1.50	Total Tenant Revenue 0 IR < 1.
	Days Receivable Outstanding: 18.87	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
Σ	Accounts Payable (181,741) = 0.74	Accounts Payable 0 - 0.0
	Total Operating Expenses 245,662 IR < 0.75	Total Operating Expenses 0 IR < 0.
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 44.44% 55.56% Year-to-Date 43.85% 56.15% IR >= 0.98	Current Month 0.00 % 0.00% Year-to-Date 0.00 % 0.00 %
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4	MENAR 0.00 11 Accts Payable 4.00 4
	DSCR 0.00 2 Occupancy 0.00 16	DSCR 2.00 2 Occupancy 0.00 16
	Total Points 0.00 25 Total Points 9.00 25	Total Points 2.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

					111111111111111111111111111111111111111			
Capital I	Fund Occupa 5.00	incy				ond Occupa	incy	
Ex	cess Cash) (Exce	ss Cash		
	(996,121)					0		
Average	e Dwelling Re	ent			Average	Dwelling Ro	ent	
Actual/UML	726,775	849	856.04		Actual/UML	0	0	0.00
Budget/UMA	864,384	1,512	571.68		Budget/UMA	0	0	0.00
Increase (Decrease)	(137,609)	(663)	284.35	J	Increase (Decrease)	0	0	0.00
PUM / Percentage of Revenue			PUM / Percen	tage of Rev	/enue			
Fynense	Amount	Percen	•		Evnoneo	Amount	Porcont	

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	A	mount	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%		

IR >= 1.25

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

Months Expendable Net Assets Ratio (MENAR)								
Current Assets, Unrestricted 2,405,225 Curr Liab Exc Curr Prtn LTD (167,066)		This Year						
Curr Liab Exc Curr Prtn LTD		Quick Ratio (QR)						
Curr Liab Exc Curr Prtn LTD		Current Assets, Unrestricted 2,405,225 = 14,40						
Expendable Fund Balance		IT.TU						
Expendable Fund Balance	.	Months Expendable Net Assets Ratio (MENAR)						
Average Monthly Operating and Other Expenses 136,546	ASS	Expendable Fund Balance 1,938,905						
Tenant Receivable (TR) Tenant Receivable 315,822 = 0.30	ш	Average Monthly Operating 136,546						
Tenant Receivable (TR) Tenant Receivable 315,822 = 0.30		and Other Expenses IR >= 4.0						
Tenant Receivable (TR) Tenant Receivable 315,822 = 0.36								
Tenant Receivable 315,822 = 0.30		1.42 IR >= 1.25						
Total Tenant Revenue								
Total Tenant Revenue		Tenant Receivable 215 922						
Accounts Payable (AP) Accounts Payable (42,532)		Total Tenant Revenue 1,064,852 IR < 1.50						
Total Operating Expenses 136,546 IR < 0.73 Occupancy Loss Occ % Current Month 4.69% 95.31% Year-to-Date 7.64% 92.36% IR >= 0.90 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5		Days Receivable Outstanding: 55.41						
Total Operating Expenses 136,546 IR < 0.73 Occupancy Loss Occ % Current Month 4.69% 95.31% Year-to-Date 7.64% 92.36% IR >= 0.90 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5	SS	Accounts Payable (AP)						
Occupancy Loss Occ % Current Month 4.69% 95.31% Year-to-Date 7.64% 92.36% IR >= 0.90 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5	Z	= 0.31						
Current Month Year-to-Date 4.69% 95.31% 92.36% 95.31% IR >= 0.90 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5		Total Operating Expenses 136,546 IR < 0.75						
Year-to-Date 7.64% 92.36% IR >= 0.90 FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recvble 0.00 5		Occupancy Loss Occ %						
FASS KFI MP MASS KFI MP QR 12.00 12 Accts Recyble 0.00 5								
QR 12.00 12 Accts Recvble 0.00 5		Year-to-Date 7.64% 92.36% /R >= 0.98						
MENIAD								
DSCR 2.00 2 Occupancy 4.00 16		MENAR 11.00 11 Accts Payable 4.00 4						
Total Points 25.00 25 Total Points 8.00 25								
15ta 1 5into 25.00 25 15ta 1 5into 0.00 25		15tat 1 5into 25.00 25 15tat 1 5into 0.00 25						

Capital	Fund Occupa	ancy				
5.00						
(E)	cess Cash					
1,775,166						
Averag	e Dwelling R	ent				
Actual/UML	995,755	1,064	935.86			
Budget/UMA	1,007,500	1,152	874.57			
Increase (Decrease)	(11,745)	(88)	61.29			
PUM / Pero	entage of Re	venue				

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 %		

Last Year					
Quick Ratio	(QR)				
Current Assets, Unrestricted	2,218,876	= 11.09			
Curr Liab Exc Curr Prtn LTD	(200,151)	IR >= 2.0			
Months Expendable Net As	sets Ratio (M	ENAR)			
Expendable Fund Balance	1,733,210	= 13.77			

Expendable Fund Balance 1,733,210 = 13.77					
Average Monthly Operating	- 10.77				
and Other Expenses IR >= 4.0					
Debt Service Coverage Ratio (DSCR)					

Tenant Receivable (TR)					
Tenant Receivable	212,566	= 0.19			
Total Tenant Revenue 1,139,885 <i>IR</i> < 1.50					
Days Receivable	Outstanding:	34.65			

Accounts Payable (AP)			
Accounts Payable	(45,422)	- 0.36	
Total Operating Expenses	125,868	IR < 0.75	

Occupancy	Loss	Occ %	
Current Month	9.90 %	90.10%	
Year-to-Date	5.99 %	94.01%	IR >= 0.98

FASS	KFI	MP	MASS KF		MP
QR	12.00	12	Accts Recyble	2.00	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	14.00	25

Capital Fund Occupancy	
5.00	

Excess Cash
1,602,200

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	A	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%

Last Year

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

	This Year					
	Quick Ratio (QR)					
	Current Assets, Unre	stric	ted	1,480,30)5 _	23.36
	Curr Liab Exc Curr P	rtn L	TD	(63,37	71)	>= 2.0
(ý	Months Expendab	le N	et Ass	sets Ratio	(MENA	R)
FASS	Expendable Fund B	alan	се	1,416,93	34 _	17.79
-	Average Monthly Op		ting	79,63	<u> </u>	17.79
	and Other Expenses	S			IR	>= 4.0
	Debt Service	Cov	/erage	Ratio (DS	SCR)	
	-0.05				IR :	>= 1.25
	Tenant Receivable (TR)					
	Tenant Receivable			11,466	=	0.08
	Total Tenant Revenue			151,964		< 1.50
	Days Receiva	able	Outs	tanding:	13.88	
SS	Accou	ınts	Payal	ole (AP)		
MASS	Accounts Payable			(17,755)	=	0.22
	Total Operating Exp	ense	es	79,631	IR	< 0.75
	Occupancy	L	oss	Occ %	, 0	
	Current Month		.00%	99.00	%	
	Year-to-Date	1	.67%	98.33°	% IR :	>= 0.98
	FASS KFI	MP		MASS	KFI	MP
		12		Recvble	5.00	5
		11 2		Payable	4.00	4 16
	DSCR 0.00	_		pancy	16.00	
	Total Points 23.00	25	Iotal	Points	25.00	25
	Capital Fund Occupancy					

Quick Ratio (QR)	Quick Ratio (QR)		
Current Assets, Unrestricted 1,480,305 = 23.36	Current Assets, Unrestricted 1,265,853		
Curr Liab Exc Curr Prtn LTD (63,371) $= 23.30$	Curr Liab Exc Curr Prtn LTD (64,504) = 19.62		
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)		
Expendable Fund Balance 1,416,934 = 17.79	Expendable Fund Balance 1,201,349 = 29.16		
Average Monthly Operating 79,631 and Other Expenses IR >= 4.0	Average Monthly Operating 41,197 and Other Expenses IR >= 4.0		
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)		
-0.05	0.00 IR >= 1.25		
Tenant Receivable (TR)	Tenant Receivable (TR)		
Tenant Receivable 11,466 = 0.08	Tenant Receivable 13,313 = 0.08		
Total Tenant Revenue 151,964 IR < 1.50	Total Tenant Revenue 166,445 IR < 1.50		
Days Receivable Outstanding: 13.88	Days Receivable Outstanding: 14.72		
Accounts Payable (AP)	Accounts Payable (AP)		
Accounts Payable (17,755) = 0.22	Accounts Payable (10,934) = 0.27		
Total Operating Expenses 79,631 IR < 0.75	Total Operating Expenses 41,197 IR < 0.75		
Occupancy Loss Occ %	Occupancy Loss Occ %		
Current Month 1.00% 99.00%	Current Month 0.00 % 100.00%		
Year-to-Date 1.67% 98.33% IR >= 0.98	Year-to-Date 1.33 % 98.67% IR >= 0.98		
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP		
QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recvble 5.00 5		
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 16.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16		
Total Points 23.00 25 Total Points 25.00 25	Total Points 25.00 25 Total Points 25.00 25		
	Total 1 01113 25.00 25 Total 1 01110 26.00 25		
Capital Fund Occupancy	Capital Fund Occupancy		
5.00	5.00		
Excess Cash	Excess Cash		
1,334,777	1,155,363		
Average Dwelling Rent	Average Dwelling Rent		

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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					
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
Jtilities	56.83	8.20
Protective Services	89.43	12.90
nsurance	25.42	8.19
Other Expenses	30.36	4.38
Total Average Expense	\$ 484.16	74.37 %

Total Points 25.00 2	5 Total Points	25.00 25			
Capital Fund Occupancy					
5.00					
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 / Perc	PUM / Percentage of Revenue				
Expense	Amount P	ercent			
Salaries and Benefits	\$ 202.42	30.97%			
Supplies and Materials	23.78	3.64			

1.06

7.02 7.06

0.00 7.06

3.51

60.30%

6.93

45.86

46.14

0.00

38.39

22.92

\$ 386.44

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

	_	his Year				
		mo real				
	Quic	k Ratio (QR)				
	Current Assets, Unrest	ricted 1,133,813 = 11.93				
	Curr Liab Exc Curr Prtr	LTD (95,020) IR >= 2.0				
တ္တ	Months Expendable	Net Assets Ratio (MENAR)				
FASS	Expendable Fund Bala	ance 932,673 = 9.58				
	Average Monthly Oper	rating 97,323				
	and Other Expenses	IR >= 4.0				
	Debt Service Coverage Ratio (DSCR)					
		1.23 IR >= 1.25				
	Tenant Receivable (TR)					
	Tenant Receivable	77,129 = 0.12				
	Total Tenant Revenue	647,850 IR < 1.50				
	Days Receivable Outstanding: 21.94					
MASS	Account	s Payable (AP)				
MA	Accounts Payable	(40,170) = 0.41				
	Total Operating Expen	ses 97,323 _{IR < 0.75}				
	Occupancy	Loss Occ %				
	Current Month	3.13% 96.88%				
	Year-to-Date	4.56% 95.44% IR >= 0.98				
	FASS KFI MF	MASS KFI MP				
	QR 12.00 12					
	MENAR 11.00 11 DSCR 1.00 2	,				
	Total Points 24.00 25	Total Points 17.00 25				

Total Points	24.00	25	Total Points	17.00	25		
Capital Fund Occupancy							
5.00							

Excess Cash

Quick Ratio (QR)					
Current Assets, Unre	estricted	1,133,813	= 11.9	3	
Curr Liab Exc Curr P	Prtn LTD	(95,020)	IR >= 2		
Months Expendab	le Net Δs	sets Ratio (N	IFNAR)	\preccurlyeq	
Expendable Fund B		932,673	Livity	-	
Average Monthly O		97,323	- = 9.5	8	
and Other Expense:		91,323	IR >= 4	.0	
Debt Service	Coverag	e Ratio (DSC	R)		
	1.23		IR >= 1.2	25	
Tenan	nt Receiva	ible (TR)		$\vec{\exists}$	
Tenant Receivable		77,129	0.4	_	
Total Tenant Reveni	ue	647,850	= 0.1	_	
Days Receivable Outstanding: 21.94					
Accounts Payable (AP)					
Accounts Payable		(40,170)	= 0.4	1	
Total Operating Exp	enses	97,323	IR < 0.7	75	
Occupancy	Loss	Occ %			
Current Month	3.13%	96.88%			
Year-to-Date	4.56%	95.44%	IR >= 0.9	98	
FASS KFI	MP	MASS KF	I MF	2	
QR 12.00	12 Acct	s Recvble	5.00 5		
MENAR 11.00		•	4.00 4		
DSCR 1.00	2 Occi	upancy 8	3.00 16		
		Points 17	7.00 25		
Total Points 24.00	20 1014	i onito	1.00 20	J	

	713,257				
Average	Dwelling Re	nt			
Actual/UML	608,979	733	830.80		
Budget/UMA	596,465	768	776.65		
Increase (Decrease)	12,514	(35)	54.16		
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 %

Last Year				
Quick Ratio	(QR)			
Current Assets, Unrestricted	1,017,685 = 17.2)3		
Curr Liab Exc Curr Prtn LTD	(59,070) - 17.2 $IR >= 2$	-		
Months Expendable Net As	sets Ratio (MENAR)			
Expendable Fund Balance	858,621 = 11.4	16		
Average Monthly Operating	74,954	-0		

Average Monthly Operating and Other Expenses	74,954 - 11.40 IR >= 4.0
Debt Service Coverage	Ratio (DSCR)
1.96	

Tenant Receivable (TR)					
Tenant Receivable	24,128	= 0.04			
Total Tenant Revenue	585,558	IR < 1.50			
Days Receivable	Outstanding:	7.60			
Accounts Payable (AP)					
	(00.004)				

Accounts Payable	(26,821)	- 0.36	
Total Operating Exp	74,954	IR < 0.75	
Occupancy	Loss	Occ %	

Occupancy	Loss	Occ %	
Current Month	7.81 %	92.19%	
Year-to-Date	11.33 %	88.67%	IR >= 0.98

FASS KFI		MP	MASS KFI		MP	
QR	12.00	12	Accts Recyble	5.00	5	
MENAR	11.00	11	Accts Payable	4.00	4	
DSCR	2.00	2	Occupancy	0.00	16	
Total Points	25.00	25	Total Points	9.00	25	

Capital Fund Occupancy	
5.00	

		Average Dwelling R	ent	
\equiv				
		692,048		
		Excess Cash		

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

PUM / Perce	entag	ge of Re	venue
Expense	A	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%

Last Year

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

		Th	is Year			
	[Quick	Ratio ((QR)		
	Current Assets, U	nrestri	cted	163,57	73 =	8.56
	Curr Liab Exc Cui	r Prtn I	LTD	(19,12	20)	2 >= 2.0
	Months Expend	lable N	let Ass	ets Ratio	(MENA	R)
FASS	Expendable Fund			140,17		
E.	' Average Monthly			15,46	=	9.07
	and Other Expen				IR	>= 4.0
	Debt Serv	ice Co	verage	Ratio (DS	SCR)	
			0.13		IR :	>= 1.25
	Ter	ant Ro	ceival	ole (TR)		
	Tenant Receivab		CCIVAL			
	Total Tenant Rev			2,321 88,387	= /F	0.03
	Days Rec	eivabl	e Outs			
SS	Acc	counts	Payab	le (AP)		
MASS	Accounts Payabl	e		(4,438)	=	0.29
	Total Operating E	xpens	es	15,461		2 < 0.75
	Occupancy	L	.oss	Occ %	, D	
	Current Month	10	.34%	89.66°	- %	
	Year-to-Date	7	'.47%	92.53°	% <i>IR</i> :	>= 0.98
	FASS KFI	MP		MASS	KFI	MP
	QR 12.0	0 12	Accts	Recvble	5.00	5
	MENAR 11.0			Payable	4.00	4
	DSCR 0.0		Occup		4.00	16
	Total Points 23.0	0 25	Total I	Points	13.00	25
	Сар	ital Fu	nd Oc	cupancy		

Quick Ratio (QR)	Quick Ratio (QR)
Current Assets, Unrestricted 163,573 = 8,56	Current Assets, Unrestricted 202,439 = 9.50
Curr Liab Exc Curr Prtn LTD (19,120) $IR \ge 2.0$	Curr Liab Exc Curr Prtn LTD (21,301) = 9.50
Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
Expendable Fund Balance 140,172	Expendable Fund Balance 177,065 = 11,64
Average Monthly Operating 15,461 = 9.07 and Other Expenses	Average Monthly Operating 15,216 and Other Expenses
Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
0.13 IR >= 1.25	1.47 IR >= 1.25
Tenant Receivable (TR)	Tenant Receivable (TR)
Tenant Receivable 2,321 = 0.03	Tenant Receivable 15,472 = 0.17
Total Tenant Revenue 88,387 IR < 1.50	Total Tenant Revenue 91,442 IR < 1.50
Days Receivable Outstanding: 4.85	Days Receivable Outstanding: 31.15
Accounts Payable (AP)	Accounts Payable (AP)
Accounts Payable (4,438) = 0.29	Accounts Payable (5,380) = 0.35
Total Operating Expenses 15,461 IR < 0.75	Total Operating Expenses 15,216 IR < 0.75
Occupancy Loss Occ %	Occupancy Loss Occ %
Current Month 10.34% 89.66%	Current Month 0.00 % 100.00%
Year-to-Date 7.47% 92.53% IR >= 0.98	Year-to-Date 1.15 % 98.85% IR >= 0.98
FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
QR 12.00 12 Accts Recyble 5.00 5	QR 12.00 12 Accts Recyble 5.00 5
MENAR 11.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 4.00 16	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 16.00 16
Total Points 23.00 25 Total Points 13.00 25	Total Points 25.00 25 Total Points 25.00 25
Capital Fund Occupancy	Capital Fund Occupancy
5.00	5.00
Excess Cash	Excess Cash
123,018	157,692
A B III B t	A B III B t

Average	Dwelling Re	nt		
Actual/UML	85,507	161	531.10	
Budget/UMA	84,976	174	488.37	
Increase (Decrease)	531	(13)	42.73	
PUM / Perce	ntage of Rev	/enue		

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 %		

Total Points 25.00 2	25 Total Points	25.00 25
Capital	Fund Occupand	су
	5.00	
E	ccess Cash	
	157,692	
Averag	ge Dwelling Ren	t
Actual/UML	90,527	172 526.32
Budget/UMA	92,680	174 532.64
Increase (Decrease)	(2,153)	(2) (6.32)
PUM / Pero	entage of Reve	nue
Expense	Amount Po	ercent
Salaries and Benefits	\$ 173.13	32.57%

15.36

0.00

49.77

51.73

2.47

57.29

47.16

\$ 396.92

2.89

0.00

9.36

9.73

0.46

9.73

8.87

73.61%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unrestricted 564,831 = 0.54						
	Curr Liab Exc Curr Prtn LTD (1,040,557) (1,040,557)						
ဟ	Months Expendable Net Assets Ratio (MENAR)						
FASS	Expendable Fund Balance (475,726)						
	Average Monthly Operating $68,540$ = -6.94 and Other Expenses $IR >= 4.0$						
	Debt Service Coverage Ratio (DSCR)						
	0.00 IR >= 1.25						
	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)						
Z	Accounts Payable (197,568) = 2.88						
	Total Operating Expenses 68,540 IR < 0.75						
	Occupancy Loss Occ %						
	Current Month 8.65% 91.35%						
	Year-to-Date 10.74% 89.26% IR >= 0.98						
	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 0.00 16						
	Total Points 2.00 25 Total Points 0.00 25						
	Capital Fund Occupancy						

Jnre urr P ndak d Ba	rtn L ole N alance	TD let Asse	54,909 (1,207,622 ets Ratio ((1,152,713 67,069	MENA	17.19
ndak d Ba v Openses	ole Nalance	TD let Asse	(1,207,622 ets Ratio ((1,152,713	MENA	>= 2.0 R)
ndak d Ba v Openses	ole Nalance	e ng	ets Ratio (MENA	>= 2.0 R)
d Ba Openses	alanc eratir	e ng	(1,152,713) = -	17.19
Op Oses	eratir	ng	• • •	<u>:</u> = -	
ses			67,069)	
	e Cov			IR	
vice	e Cov				>= 4.0
		verage	Ratio (DS	CR)	
		0.00		IR >	>= 1.25
nan	nt Re	ceivab	le (TR)		
le			74,788	_	0.36
enu	е	2	205,667	IR	< 1.50
ceiv	able	Outst	anding: 6	7.03	
ссо	unts	Payab	le (AP)		
le		(1	21,850)	_	1.82
Expe	enses	3	67,069	- IR	< 0.75
	L	.oss	Occ %		
	4	.81 %	95.19%		
	7	.37 %	92.63%	IR >	-= 0.98
	MP		MASS	(FI	MP
.00	12	Accts	Recvble	0.00	5
.00			•	0.00	4
					16
.00	25	Total F	Points	4.00	25
apita	al Fu	ınd Occ	cupancy		
			-		
	CCO DE EXPE	enant Replement	0.00 enant Receivab le enue 2 ceivable Outsta ccounts Payab le (1 Expenses Loss 4.81 % 7.37 % MP .00 12 Accts .00 11 Accts .00 2 Occup .00 25 Total F	0.00 enant Receivable (TR) ele 74,788 enue 205,667 ceivable Outstanding: 6 ccounts Payable (AP) e (121,850) Expenses 67,069 Loss Occ % 4.81 % 95.19% 7.37 % 92.63% MP MASS P .00 12 Accts Recyble .00 11 Accts Payable .00 2 Occupancy .00 25 Total Points apital Fund Occupancy	Parant Receivable (TR) Parant Receivable (

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

Excess Cash

5.00

PUM / Percentage of Revenue					
Expense	1	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 %		

	(1,220,164)		
Avera	ge Dwelling F	Rent	
Actual/UML	209,005	578	361.60
Budget/UMA	237,118	624	380.00
Increase (Decrease)	(28,112)	(46)	(18.40)
DUM / Dow	contour of De		

Excess Cash

enta	ge of Re	venue
	Amount	Percent
\$	247.54	38.50%
	52.74	8.20
	0.77	0.12
	119.02	18.51
	102.08	15.46
	3.76	0.59
	23.39	15.46
	27.25	4.24
\$	576.56	101.08%
	\$	52.74 0.77 119.02 102.08 3.76 23.39 27.25

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

		Th	is Year			
		Quick	Ratio (QR)			
	Current Assets	cted 7,	020 = 1.54			
	Curr Liab Exc (LTD (4,	544) IR >= 2.0			
တ္သ	Months Expe	endable N	let Assets Rat	io (MENAR)		
FASS	Expendable F	und Balar	nce (6,	274) = -2.13		
	Average Mont and Other Exp		ting 2,	940		
			verage Ratio (
			0.20	IR >= 1.25		
	Tenant Receivable (TR)					
	Tenant Receiv	able	5,392	= 0.29		
	Total Tenant R		18,530	IR < 1.50		
	Days R	eceivable	Outstanding:	53.55		
MASS	A	Accounts	Payable (AP)			
Σ	Accounts Pay	able	(2,546) = 0.87		
	Total Operating Expenses			IR < 0.75		
	Occupancy	L	oss Occ	%		
	Current Month		.29% 85.7			
	Year-to-Date	7	'.14% 92.8	6% IR >= 0.98		
	FASS KF	I MP	MAS	S KFI MP		
		9.82 12	Accts Recyble			
		0.00 11	Accts Payable			
		0.00 2	Occupancy	4.00 16		
	Total Points 9	9.82 25	Total Points	6.00 25		
	Capital Fund Occupancy					

(Quick	Ratio (QR)		
Current Assets, Unrestricted			3,474	ļ — =	0.35
Curr Liab Exc Curr	Prtn L	TD	(10,012)	0.33 ? >= 2.0
Months Expend	able N	let Ass	ets Ratio	(MENA	R)
Expendable Fund B	3alanc	е	(15,288	3) _	-5.03
Average Monthly C		ng	3,040	<u> </u>	-3.03
and Other Expense	es			IF	? >= 4.0
Debt Servi	ce Co	verage	Ratio (DS	CR)	
		0.21		IR	>= 1.25
Tena	ant Re	ceivab	ole (TR)		
Tenant Receivable			1,144	=	0.06
Total Tenant Rever			19,156		2 < 1.50
Days Receivable Outstanding: 11.12					
Acc	ounts	Payal	ole (AP)		
Accounts Payable			(4,309)	_	1.42
Total Operating Exp	penses	3	3,040	_ IF	? < 0.75
Occupancy	L	.oss	Occ %		
Current Month		.29 %	00		
Year-to-Date	11	.90 %	88.10%	IR	>= 0.98
FASS KFI	MP		MASS I	KFI	MP
QR 0.00			Recvble	0.00	5
MENAR 0.00 DSCR 0.00			Payable	2.00	4
		Occup	Points	2.00	16 25
Total Points 0.00	25	iotal	Pomis	2.00	25
Сар	ital Fu	ınd Oc	cupancy		

Last Year

Excess Cash	
(10,885)	

5.00

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

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 %	

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	\$	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

	This Year				
	Quick Ratio (QR)				
	Current Assets, Unrestricted 8,811,710 = 11.04				
	Curr Liab Exc Curr Prtn LTD (798,185) $_{IR} >= 2.0$				
ဟ	Months Expendable Net Assets Ratio (MENAR)				
FASS	Expendable Fund Balance 7,157,877 = 8.41				
	Average Monthly Operating 851,483 and Other Expenses IR >= 4.0				
	Debt Service Coverage Ratio (DSCR)				
	0.00 IR >= 1.25				
	Tenant Receivable (TR)				
	Tenant Receivable $0 = 0.00$				
	Total Tenant Revenue 5,743,998 IR < 1.50				
	Days Receivable Outstanding: 0.00				
MASS	Accounts Payable (AP)				
Ž	Accounts Payable $(86,251)$ = 0.10				
	Total Operating Expenses 851,483 _{IR < 0.75}				
	Occupancy Loss Occ %				
	Current Month 8.37% 91.63%				
	Year-to-Date 9.04% 90.96% IR >= 0.98				
	FASS KFI MP MASS KFI MP				
	QR 12.00 12 Accts Recyble 5.00 5				
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 1.00 16				
	WEIGHT TOOLS Tayable				

	Last Teal				
	Quick Ratio (QR)				
0 _ = 11.04	Current Assets, Unrestricted 4,058,974 = 8.14				
5) IR >= 2.0	Curr Liab Exc Curr Prtn LTD (498,619) - 0.14				
(MENAR)	Months Expendable Net Assets Ratio (MENAR)				
7 = 8.41	Expendable Fund Balance 3,097,060 = 5.47				
$\frac{1}{3}$ $ R >= 4.0$	Average Monthly Operating 566,676 and Other Expenses IR >= 4.0				
CR)	Debt Service Coverage Ratio (DSCR)				
IR >= 1.25	0.00 IR >= 1.25				
	Tenant Receivable (TR)				
= 0.00 $IR < 1.50$	Tenant Receivable 0 Total Tenant Revenue $3,527,938$ = 0.00 $R < 1.50$				
0.00	Days Receivable Outstanding: 0.00				
	Accounts Payable (AP)				
= 0.10	Accounts Payable (58,287) = 0.10				
IR < 0.75	Total Operating Expenses 566,676 IR < 0.75				
	Occupancy Loss Occ %				
6 /0 IR >= 0.98	Current Month 10.61 % 89.39% Year-to-Date 11.20 % 88.80% IR >= 0.98				
(FI MP	FASS KFI MP MASS KFI MP				
5.00 5	QR 12.00 12 Accts Recyble 5.00 5				
4.00 4	MENAR 11.00 11 Accts Payable 4.00 4				
1.00 16	DSCR 0.00 2 Occupancy 0.00 16				
10.00 25	Total Points 23.00 25 Total Points 9.00 25				
	Capital Fund Occupancy				
	5.00				
	Excess Cash				
	2,448,188				
	Average Dwelling Bent				

Last Year

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	

5.00

Excess Cash

Expense Amount Percent Salaries and Benefits \$ 145.52 18.72	
Calarias and Danasita	
Salaries and Benefits \$ 145.52 18.72	%
Supplies and Materials 16.58 2.13	1
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	%

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						

Puw / Percentage of Revenue				
Expense	ļ	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						
		Quick	Ratio	(QR)			
	Current Assets, Unrestricted			282,519	9 =	2.31	
	Curr Liab Exc Curr Prtn LTD (122		(122,406	3)	>= 2.0		
ري ري	Months Expendable Net As			sets Ratio (MENA	R)	
FASS	Expendable Fund	Balar	nce	84,431	l _	0.05	
ш.	Average Monthly		iting	99,367		0.85	
	and Other Expens	ses			IR	>= 4.0	
	Debt Servi	ce Co	verage	Ratio (DS	CR)		
			0.00		IR :	>= 1.25	
	Tenant Receivable (TR)						
	Tenant Receivable Total Tenant Revenue		0	=	0.00		
	Total Tenant Revenue 552,206 IR < 1.50 Days Receivable Outstanding: 0.00						
ဟ				ole (AP)	.00	<u> </u>	
MASS	Accounts Payable		rayai				
Σ				(13,985)	=	0.14	
	Total Operating E	xpens	6 5	99,367	IR	< 0.75	
	Occupancy	L	.oss	Occ %			
	Current Month		1.46%	88.54%			
	Year-to-Date 12.06%		2.06%	87.94%) IR:	>= 0.98	
	FASS KFI MP			MASS K	(FI	MP	
	QR 12.00 12 Accts Recvble			5.00	5		
	MENAR 0.00 11 Accts Payable		•	4.00	4		
	DSCR 2.00			pancy	0.00	16	
	Total Points 14.00 25 Total Points 9.00			9.00	25		
						$\overline{}$	

Capital Fund Occupancy 5.00

Excess Cash	
(50,572)	

Average Dwelling Rent					
Actual/UML 562,663 1,335 421.4					
Budget/UMA	659,780	1,518	434.64		
Increase (Decrease)	(97,117)	(183)	(13.17)		

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 %			

Last Year			
Quick Ratio	(QR)		
Current Assets, Unrestricted	(455,514)	= -2.49	
Curr Liab Exc Curr Prtn LTD	(183,154)	2.49 IR >= 2.0	

Months Expendable Net Assets Ratio (MENAR)			
Expendable Fund Balance	(711,775) = -5.28		
Average Monthly Operating	134,710		
and Other Expenses	IR >= 4.0		

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

	Tenant Receivable	0_	= 0.00
	Total Tenant Revenue	594,954	IR < 1.50
	Days Receivable	Outstanding: 0	0.00

Accounts Pa	ayable (AP)	
Accounts Payable	(6,805)	- 0.05
Total Operating Expenses	134,710	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	8.70 %	91.30%	
Year-to-Date	7.44 %	92.56%	IR >= 0.98

	FASS KFI		FASS KFI MP MASS KFI				KFI	MP	
QR		0.00	12	Accts Recyble	5.00	5			
MENA	٩R	0.00	11	Accts Payable	4.00	4			
DSCF	₹	2.00	2	Occupancy	4.00	16			
Total	Points	2.00	25	Total Points	13.00	25			

Capital Fund Occupancy	
5.00	

Excess Cash
(887,990)

Average Dwelling Rent								
Actual/UML 649,843 1,405 462.								
Budget/UMA	574,186	1,518	378.25					
Increase (Decrease)	(113)	84.27						

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

		Th	is Year				
	Quick Ratio (QR)						
	Current Assets, Un	restri	cted	1,093,796	S =	12.06	
	Curr Liab Exc Curr	Prtn	LTD	(90,68	<u>_</u>	>= 2.0	
SS	Months Expenda	able N	let Ass	ets Ratio (MENA	R)	
FASS	Expendable Fund	Balar	ice	951,498		13.64	
_	Average Monthly		ting	69,773	3		
	and Other Expens	es			IR	>= 4.0	
	Debt Service	e Co		Ratio (DS	CR)		
			0.00		IR:	>= 1.25	
	Tenant Receivable (TR) Tenant Receivable						
	Total Tenant Revenue			0 374,591	=	0.00 < 1.50	
	Days Receivable Outstanding: 0.00						
တ	Accounts Payable (AP)						
MASS	Accounts Payable		,	(8,759)			
2	Total Operating Expenses 69,773				=	0.13	
		•		<u> </u>	IR	< 0.75	
	Occupancy	_	oss	Occ %			
	Current Month Year-to-Date		2.76% 5.31%	87.24% 84.69%			
	rear-to-Date	10	0.3170	04.09%) IR:	>= 0.98	
	FASS KFI	MP		MASS K	FI	MP	
	QR 12.00			Recvble	5.00	5	
	MENAR 11.00 DSCR 2.00	11 2		Payable pancy	4.00 0.00	4 16	
				-			
	Total Points 25.00	25	Iotal	Points	9.00	25	
	Capi	tal Fu	nd Oc	cupancy			

Last Year							
Quick Ratio (QR)							
Current Assets, Unre	strict	ed	791,780	_ =	9.99		
Curr Liab Exc Curr P	rtn L7	ΓD	(79,269)	2 >= 2.0		
Months Expendable Net Assets Ratio (MENAR) Expendable Fund Balance 662,649 = 7.6							
		ng	86,579)			
and Other Expenses					>= 4.0		
Debt Service			Ratio (DS	CR)			
		0.00		IR:	>= 1.25		
Tenar	ıt Red	ceivab	le (TR)				
Tenant Receivable			0	=	0.00		
Total Tenant Revenu	е	3	362,474		2 < 1.50		
Days Recei	vable	Outst	anding: C	.00			
Acco	unts	Payab	le (AP)				
Accounts Payable		((18,505)	=	0.21		
Total Operating Expe	nses	i	86,579		2 < 0.75		
Occupancy	L	oss	Осс %				
Current Month	_	.82 %	84.18%				
Year-to-Date	15.	48 %	84.52%	IR :	>= 0.98		
FASS KFI MP			MASS	(FI	MP		
FASS KFI				5.00	5		
QR 12.00	12		Recvble				
QR 12.00 MENAR 11.00	11	Accts	Payable	4.00	4		
QR 12.00 MENAR 11.00 DSCR 2.00	11 2	Accts Occup	Payable ancy	4.00 0.00	16		
QR 12.00 MENAR 11.00	11	Accts	Payable ancy	4.00	•		
QR 12.00 MENAR 11.00 DSCR 2.00 Total Points 25.00	11 2 25	Accts Occup Total F	Payable ancy	4.00 0.00	16		
QR 12.00 MENAR 11.00 DSCR 2.00 Total Points 25.00	11 2 25	Accts Occup Total F	Payable ancy Points	4.00 0.00	16		
QR 12.00 MENAR 11.00 DSCR 2.00 Total Points 25.00	11 2 25 al Fu	Accts Occup Total F	Payable ancy Points	4.00 0.00	16		

844,794							
Average Dwelling Rent							
369,109	996	370.59					
439,065	1,176	373.35					
(69,956)	(180)	(2.76)					
	369,109 439,065	369,109 996 439,065 1,176					

5.00

Excess Cash

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 %			

D3CR 2.00		Occupanc	y 0.0	<i>,</i>	10				
Total Points 25.00	25	Total Point	ts 9.0	00	25				
Capital Fund Occupancy									
5.00									
	Exce	ess Cash							
	5	58,575							
Avera	age	Dwelling R	ent						
Actual/UML	3	67,464		36	9.68				
Budget/UMA	3	83,023		32	5.70				
Increase (Decrease)	(Decrease) (15,559) (3.98				
PUM / Percentage of Revenue									
Expense		Amount	Percent						
Salaries and Benefits		\$ 144.71	23.22	2%					

33.24

110.31

42.81

19.39

17.63

32.35

\$ 400.44

0.00

5.33

0.00

17.70

6.87

3.11

6.87

5.19

68.30%

Supplies and Materials

Outside Services

Protective Services

Total Average Expense

Other Expenses

Fleet Costs

Utilities

Insurance

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

		Th	is Year			
		Quick	Ratio	(QR)		
	Current Assets, Ur	cted	77,99	5 _	2.27	
	Curr Liab Exc Curr	Prtn	LTD	(34,35	 5)	>= 2.0
S	Months Expend	able N	let Ass	ets Ratio	(MENA	R)
FASS	Expendable Fund	Balar	nce	(7,300	0)	0.40
т.	Average Monthly		iting	38,93	<u> </u>	-0.19
	and Other Expens	es			IR	>= 4.0
	Debt Servi	ce Co	verage	Ratio (DS	CR)	
			0.00		IR >	>= 1.25
	Tenant Receivable (TR)					
	Tenant Receivable 0			_	0.00	
	Total Tenant Revenue			275,533	= IR	0.00 < 1.50
	Days Receivable Outstanding: 0.00					
SS	Accounts Payable (AP)					
MASS	Accounts Payable			(1,734)	=	0.04
	Total Operating Ex	xpens	es	38,935	IR	< 0.75
	Occupancy	L	.oss	Occ %		
	Current Month	7	'.14%	92.86%	, 0	
	Year-to-Date	8	3.93%	91.07%	o IR	>= 0.98
	FASS KFI	MP		MASS H	(FI	MP
	QR 12.00			Recvble	5.00	5
	MENAR 0.00 DSCR 2.00			Payable pancy	4.00 1.00	4 16
	Total Points 14.00			Points	10.00	25
	Total Folitis 14.00	23	IUIAI	OIIILS	10.00	23
	Capital Fund Occupancy					

DSCR	2.00	2	Occupancy	1.00	16	
Total Points	14.00	25	Total Points	10.00	25	
Capital Fund Occupancy						
5.00						

Excess Cash					
(58,330)					
Average Dwelling Rent					
Actual/UML	273,333	306	893.24		

288,619

(15,286)

336

(30)

858.99

34.26

Budget/UMA

Increase (Decrease)

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 %	

Last Yea	ır	
Quick Ratio	(QR)	
Current Assets, Unrestricted	607,549	= 16.95
Curr Liab Exc Curr Prtn LTD	(35,849)	- 10.93 IR >= 2.0

Months Expendable Net Assets Ratio (MENAR)				
Expendable Fund Balance	522,493	= 12 40		
Average Monthly Operating	42,145	- 12.40		
and Other Expenses		IR >= 4.0		

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

Tenant Receivable (TR)				
Tenant Receivable	0	= 0.00		
Total Tenant Revenue	268,639	IR < 1.50		
Days Receivable Outstanding: 0.00				

Accounts P		
Accounts Payable	(3,645)	- 0.09
Total Operating Expenses	42,145	IR < 0.75

Occupancy	Loss	Occ %	
Current Month	7.14 %	92.86%	
Year-to-Date	8.63 %	91.37%	IR >= 0.98

FASS	KFI	MP	MASS	KFI	MP	
QR	12.00	12	Accts Recvble	5.00	5	
MENAR	11.00	11	Accts Payable	4.00	4	
DSCR	2.00	2	Occupancy	1.00	16	
Total Points	25.00	25	Total Points	10.00	25	

Capital Fund	Occupancy
5.00	

Excess Cash	
 467,591	

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	\$	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

		Th	is Yea	r		
	<u> </u>	Quick	Ratio	(QR)		
	Current Assets, L	Inrestri	cted	251,0	18 =	3.91
	Curr Liab Exc Curr Prtn LT			(64,1	64) _{IR}	>= 2.0
တ္	Months Expend	dable N	let As	sets Ratio	(MENA	R)
FASS	Expendable Fun	d Balar	nce	59,8	52 _	0.56
	Average Monthly and Other Exper		iting	107,10		>= 4.0
	Debt Serv	ice Co	verage	e Ratio (D	SCR)	
			0.79		IR >	>= 1.25
	Tei	nant Re	eceiva	ble (TR)		
	Tenant Receivab	0	_	0.00		
	Total Tenant Rev			617,690		< 1.50
	Days Red	eivabl	e Outs	standing:	0.00	
SS	Ac	counts	Paya	ble (AP)		
MASS	Accounts Payab	le		(5,254)	=	0.05
	Total Operating I	Expens	es	107,163	IR	< 0.75
	Occupancy	L	.oss	Occ %	<u>6</u>	
	Current Month		1.67%	95.33		
	Year-to-Date	1	1.67%	98.33	% <i>IR</i> ?	>= 0.98
	FASS KFI	MP		MASS	KFI	MP
	QR 12.0			s Recvble	5.00	5
	MENAR 0.0 DSCR 0.0			s Payable	4.00 16.00	4 16
	Total Points 12.0			Points		25
	Total Points 12.0	U 25	iotal	Points	25.00	25
	/					

Current Assets, Unr	CSUIC	ıeu	251,01	=	3.91
Curr Liab Exc Curr I	Prtn L	Prtn LTD (64,164			2 >= 2.0
Months Expendable Net Assets Ratio (MENAR)					
Expendable Fund B	Baland	ce	59,85	52 _	0.50
Average Monthly C		ing	107,16	3	0.56
and Other Expense	es			IR	>= 4.0
Debt Service	e Cov	erage	Ratio (DS	SCR)	
	().79		IR:	>= 1.25
Tena	nt Re	ceiva	ble (TR)		
Tenant Receivable			0	_	0.00
Total Tenant Rever	nue		617,690	- IR	2 < 1.50
Days Recei	vable	Outs	tanding:	0.00	
Acco	unts	Payal	ole (AP)		
Accounts Payable			(5,254)	=	0.05
Total Operating Exp	pense	:S	107,163	IF	2 < 0.75
Occupancy	Lo	oss	Occ %	D	
Current Month		67%	95.339	%	
Year-to-Date	1.	67%	98.339	% IR:	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 12.00	12	Accts	Recvble	5.00	5
MENAR 0.00			Payable	4.00	4
DSCR 0.00	2	Occu	pancy	16.00	16
Total Points 12.00	25	Total	Points	25.00	25
Capit	al Fur	nd Oc	cupancy		

Capital Fund Occupancy 5.00			
Excess Cash (91,936)			
Average	Dwelling Re	nt	
Actual/UML	614,202	885	694.01
Budget/UMA	592,151	900	657.95
Increase (Decrease) 22,050 (15) 36.07			
PUM / Percentage of Revenue			
Expense	Amount	Percent	

13.58

0.00

106.98

46.23

0.00

21.45

34.01

23.13 %

1.94 0.00

15.33

6.62

0.00 6.62

4.87

58.52 %

Salaries and Benefits \$ 161.42

Total Average Expense \$ 383.68

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Other Expenses

Last Year					
Quick Ratio (QR)					
Current Assets, Unrest	ricted	C		0.00	
Curr Liab Exc Curr Prtr	ı LTD	C	IR	>= 2.0	
Months Expendable	Net Ass	ets Ratio (MENA	R)	
Expendable Fund Bala	nce	C	_	0.00	
Average Monthly Opera	ating	C	_ =	0.00	
and Other Expenses			IR	>= 4.0	
Debt Service C	overage	Ratio (DS	CR)		
	0.00		IR >	·= 1.25	
Tenant I	Receivab	le (TR)			
Tenant Receivable		0	_	0.00	
Total Tenant Revenue		0	= IR	< 1.50	
Days Receiva	ble Outs	tanding: (0.00		
Accour	nts Payal	ole (AP)			
Accounts Payable		0		0.00	
Total Operating Expens	ses	0	= IR	< 0.75	
Occupancy	Loss	Occ %	<i>II</i> \	- 0.70	
Current Month	0.00 %	0.00%			
Year-to-Date	0.00 %	0.00%	IR >	= 0.98	
FASS KFI N	IP	MASS H	(FI	MP	
		Recvble	5.00	5	
		Payable	4.00	4	
	2 Occup		0.00	16	
Total Points 2.00 2	5 Total I	Points	9.00	25	
Capital	Fund Oc	cupancy			

Iotal Points	2.00 25	Iotal Points	9.00	25		
	Capital Fu	und Occupanc	y			
5.00						

0				
Average Dwelling Rent				
Actual/UML	0	0	0.00	
Budget/UMA	0	0	0.00	
Increase (Decrease)	0	0	0.00	
PLIM / Percentage of Revenue				

Excess Cash

PUM / Percentage of Revenue				
Expense	A	mount	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%	

Last Year

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

	This Year						
	Quick Ratio (QR)						
	Current Assets, Unre			1,200,25	_ =	7.77	
	Curr Liab Exc Curr F	_TD	(154,38	0) _{IR}	? >= 2.0		
S	Months Expendal	sets Ratio	(MENA	R)			
FASS	Expendable Fund E	Balan	се	902,28	7 =	5.72	
	Average Monthly O and Other Expense		ting	157,68			
						? >= 4.0	
	Debt Service			Ratio (DS	CR)		
	0.99 IR >= 1						
	Tenant Receivable (TR)						
	Tenant Receivable			0	=	0.00	
	Total Tenant Reven			869,265		2 < 1.50	
	Days Receiv	vable	Outs	tanding: (0.00		
MASS		unts	Payal	ole (AP)			
Z	Accounts Payable			(8,302)	=	0.05	
	Total Operating Exp	ense	es	157,686	IF	2 < 0.75	
	Occupancy	_L	oss	Occ %			
	Current Month	_	.57%	91.43%			
	Year-to-Date	9	.76%	90.24%	6 IR:	>= 0.98	
	FASS KFI	MP		MASS I	KFI	MP	
	QR 12.00	12		Recvble	5.00	5	
	MENAR 11.00 DSCR 0.00	11 2		Payable pancy	4.00 1.00	4 16	
	Total Points 23.00	<u>-</u> 25		Points	10.00	25	
	Total Politis 23.00	20	TOTAL	FUIIIS	10.00	20	
	Capital Fund Occupancy						

	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 1,200,253 = 7.77	Current Assets, Unrestricted 0
	Curr Liab Exc Curr Prtn LTD (154,380) $\frac{1}{ R } = 2.0$	$ {\text{Curr Liab Exc Curr Prtn LTD}} = 0.00 $ $ { R } = 2.0 $
ဟ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance 902,287 = 5.72	Expendable Fund Balance 0 = 0.00
	Average Monthly Operating 157,686 and Other Expenses $ R\rangle = 4.0$	Average Monthly Operating 0 and Other Expenses R >= 4.0
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.99 IR >= 1.25	0.00 IR >= 1.25
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.00
	Total Tenant Revenue 869,265 IR < 1.50	Total Tenant Revenue 0 IR < 1.50
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
ΔA	Accounts Payable (8,302) = 0.05	Accounts Payable 0 = 0.00
	Total Operating Expenses 157,686 IR < 0.75	Total Operating Expenses 0 IR < 0.75
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 8.57% 91.43%	Current Month 0.00 % 0.00%
	Year-to-Date 9.76% 90.24% IR >= 0.98	Year-to-Date 0.00 % 0.00 % /R >= 0.98
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MP
	QR 12.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recvble 5.00 5
	MENAR 11.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 1.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 2.00 2 Occupancy 0.00 16
	Total Points 23.00 25 Total Points 10.00 25	Total Points 2.00 25 Total Points 9.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00
	Excess Cash	Excess Cash
	677,842	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			
PUM / Percentage of Revenue						

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		
nsurance		25.35	9.54		
Other Expenses		37.45	4.40		
Total Average Expense	\$	414.74	55.34 %		

Total Points 2.00 2	5 Total Point	s 9.00	25				
Capital Fund Occupancy							
5.00							
Excess Cash							
0							
Average Dwelling Rent							
Actual/UML	0	0	0 0.00				
Budget/UMA	0 0		0.00				
Increase (Decrease)	0	0	0.00				
PUM / Percentage of Revenue							
Expense	Amount	Percent					
Salaries and Benefits	\$ 0.00	0.00%	0.00%				

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

\$

0.00

0.00

0.00

0.00

0.00 0.00

0.00

0.00%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

0

0

0.00

0.00

IR >= 4.0

IR >= 1.25

0.00

0.00

IR < 0.75

IR >= 0.98

4.00

MP

5

4

IR < 1.50

IR >= 2.0

Last Year

Quick Ratio (QR)

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

		Th	is Yeaı	r									
	Q	uick	Ratio	(QR)									
	Current Assets, Uni	estric	cted	134,00	08 _	2.09							
	Curr Liab Exc Curr	Prtn I	LTD	(64,17	77)	2.03							
တ္	Months Expenda	ble N	let Ass	ets Ratio	(MENA	R)							
FASS	Expendable Fund	Balar	ice	(34,99	97) _	0.40							
•	Average Monthly C		ting	86,78	38	-0.40							
	and Other Expense	es			IR	>= 4.0							
	Debt Service Coverage Ratio (DSCR) 0.71 IR >= 1.25												
	Tenant Receivable (TR)												
	Tenant Receivable 0 =												
	Total Tenant Rever		485,399	- IR	0.00 2 < 1.50								
	Days Recei	vabl	e Outs	tanding:	0.00								
SS	Acco	unts	Payab	ole (AP)									
MASS	Accounts Payable			(4,938)	=	0.06							
	Total Operating Ex	pens	es	86,788		2 < 0.75							
	Occupancy	L	.oss	Occ %	0								
	Current Month	-	.83%	99.17									
	Year-to-Date	3	3.06%	96.94	% IR:	>= 0.98							
	FASS KFI	MP		MASS	KFI	MP							
	QR 12.00	12		Recvble	5.00	5							
	MENAR 0.00	11		Payable	4.00	4							
	DSCR 0.00	2		pancy	12.00	16							
	Total Points 12.00	25	Total	Points	21.00	25							
	0 11												

Current Assets, Unrestricted Curr Liab Exc Curr Prtn LTD **Months Expendable Net Assets Ratio (MENAR)** Expendable Fund Balance Average Monthly Operating and Other Expenses **Debt Service Coverage Ratio (DSCR)** 0.00 **Tenant Receivable (TR)** Tenant Receivable Total Tenant Revenue 0 Days Receivable Outstanding: 0.00 **Accounts Payable (AP)** Accounts Payable 0 Total Operating Expenses **Occupancy** Loss Occ % **Current Month** 0.00 % 0.00% Year-to-Date 0.00 % 0.00% **FASS KFI MP MASS KFI** QR 12 Accts Recyble 0.00 MENAR 0.00 11 Accts Payable **Capital Fund Occupancy** 5.00

	(162,034)													
Average	Average Dwelling Rent													
Actual/UML	484,066	698	693.50											
Budget/UMA	475,343	720	660.20											
Increase (Decrease)	8,723	(22)	33.31											
PUM / Percentage of Revenue														

Excess Cash

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 %

DSCR	2.00	· ·	Ossupanav	0.00	16							
DOCK	2.00		Occupancy	0.00	16							
Total Points	2.00	25	Total Points	9.00	25							
	Capit	al Fι	and Occupancy	/								
		5	.00									
Excess Cash												
0												
	Aver	age	Dwelling Rent									
Actual/UML			0	0	0.00							
Budget/UMA			0	0	0.00							
Increase (Dec	rease)		0	0	0.00							
PUM / Percentage of Revenue												
PI	JM / Pe	rcer	ntage of Reven	ue								
	JM / Pe	rcer										
Expense	JM / Pe	rcer	ntage of Reven Amount Per									

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

\$

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00%

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

			This `	/ear				
		Q	uick Ra	tio (QR)				
		Current Assets, Uni			= ·	15.00 >= 2.0		Curr
	n O	Months Expenda	ble Net	Assets Ratio	o (MENA	R)	Ì	Mo
4	FASS	Expendable Fund l	Balance	3,425,8	308			Expe
	_	Average Monthly C and Other Expense		g 286,7	770	11.95 >= 4.0		Avera
		Debt Servic	e Cover	age Ratio (D	OSCR)			
			2.5			= 1.25		
		Tena	nt Rece	ivable (TR)				
		Tenant Receivable Total Tenant Rever	nue	0 2,569,315	= IR	0.00 < 1.50		Tena Total
		Days Recei	vable C	utstanding:	0.00			
U	2	Acco	unts Pa	yable (AP)				
N A A A	Í	Accounts Payable		(43,280)	_	0.15		Acco
		Total Operating Ex	penses	286,770	 IR	< 0.75		Total
		Occupancy	Los	s Occ	%			00
		Current Month Year-to-Date	8.08 8.46			·= 0.98		Curro Year
		FASS KFI	MP	MASS	S KFI	MP	ſ	
		QR 12.00		ccts Recvble		5		QR
		MENAR 11.00 DSCR 2.00		ccts Payable ccupancy	4.00 1.00	4 16		MENA DSCI
		Total Points 25.00		otal Points	10.00	25		Total
		Total Folitis 25.00	20 10	nai Fullis	10.00	20	l	Total
		Capit		Occupancy	1			
			5.00					

				o oa.				
		Qı	uick I	Ratio (0	QR)			
	Current Asse	ets, Unre	estric	ted	3,115,159) - =	15.55	
	Curr Liab Ex	c Curr P	rtn L	TD	(200,347	7)	? >= 2.0	
	Months E	xpendal	ble N	let Ass	ets Ratio	(MENA	R)	
	Expendable	Fund Ba	alanc	е	2,623,693	3 _	8.73	
	Average Mor and Other Ex			ng	300,415		0.73 ?>= 4.0	
	Debt	Service	e Cov	verage	Ratio (DS	CR)		
				1.83		IR :	>= 1.25	_
		Tenar	nt Re	ceivab	le (TR)			
ľ	Tenant Rece	ivable			0	=	0.00	
	Total Tenant	Revenu	е	2,3	IR < 1.50			
ļ	Day	s Recei	vabl	e Outst	anding: (0.00		
		Acco	unts	Payab	le (AP)			
	Accounts Pa	yable		((29,334)	_	0.10	
	Total Operat	ing Expe	enses	3	300,415	- IR	2 < 0.75	
	Occupan	су	L	.oss	Occ %			
	Current Mon			.96 %	90.04%			
	Year-to-Date	!	11	.69 %	88.31%	IR :	>= 0.98	_
	FASS	KFI	MP		MASS	KFI	MP	
	QR	12.00	12		Recvble	5.00	5	
	MENAR DSCR	11.00 2.00	11 2		Payable	4.00 0.00	4 16	
	Total Points		25	Occup Total F		9.00	25	
	Total Points	25.00	25	TOTAL F	OITIS	9.00	25	_
		Capit	al Fu	ınd Oc	cupancy			
			5.	00				
-			Exce	ss Cas	h			

Last Year

	3,131,843												
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										

Excess Cash

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 %										

		J									
	5.00										
	Excess Cash										
	2,312,838										
Avera	age Dwelling R	lent									
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									

\$ 130.07

17.94

111.89

32.90

5.43

56.49

48.60

\$ 403.32

0.00

15.93%

2.200.00

13.70

8.67

0.66

8.67

5.95

55.79%

Salaries and Benefits

Supplies and Materials

Fleet Costs

Utilities

Insurance

Outside Services

Protective Services

Total Average Expense

Other Expenses

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

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					Bı	ıdgeted						Actual				Re	ent Variance	
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
Business	Business Unit Name	No of	Occ	Unit	GPR Per Unit	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit		Units	Units	Mos	Per Unit	Per Mo	<u>%</u>	Rent		Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
532	Refugio	50	49	294	7.	0.040	98.00%	40.204	98.00%	98.00%	40.454	1.40	25.420	287	95.67%	22 520	24.000	40.500
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% 96.00%		100.00	100.00				287	97.62%			
549	Converse Ranch I	25	24	144 228			96.00% 97.44%		100.00	100.00 100.00				150	100.00 100.00			
550	Midcrown Seniors Pavillion	39	38				97.44%		100.00	100.00				234	100.00			
551	Converse Ranch II	21	20 47	120					100.00	100.00				126				
552 553	San Juan Square II	48		282			97.92%		100.00					283	98.26%			
553	Sutton Oaks Phase I Pin Oak I	49	48	288 294	222	11 422	97.96% 98.00%	(0.500	97.96%	97.96%	70.015	267	1.067	273	92.86% 97.33%	467	0.002	10.240
554		50	49		233	11,433		68,599	100.00	100.00	78,015	267	1,867	292		467	9,883	10,349
555	Gardens at San Juan Square	63	61	366			96.83%		93.65%	93.65%	15-			358	94.71%		1.5	1.5
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	1.47	02.205	95.00%	550 710	100.00	95.24%	406.422	107	21.004	239	99.58%	12 000	75 207	07.207
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	150	0.005	98.80%	50.065	98.80%	98.80%	126,864	129	600	980	98.39%	245	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

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F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

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

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		Budgeted											Rent Variance					
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Currer	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
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

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J: Actual YTD Rent - Actual Dwelling Rental

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

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

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	Budgeted								Actual							Rent Variance		
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
6352	Olive Park Apts.	26	25	150			96.15%		92.31%	92.31%	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%		115.09	98.39%	94,235	256		368	115.72		94,235	94,235
6400	Midway Apts.	20	20	120			100.00		100.00	100.00	28,364	240		118	98.33%		28,364	28,364
6410	San Pedro Arms Apts.	16	16	96			100.00		100.00	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%		98.41%	98.41%	92,033	254		362	95.77%		92,033	92,033
6490	M. C. Beldon Apts.	35	34	204			97.14%		100.00	100.00	27,929	136		206	98.10%		27,929	27,929
6500	F. J. Furey Apts.	66	62	372			93.94%		96.97%	96.97%	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%		100.00	100.00	62,886	162		388	97.98%		62,886	62,886
6570	T. L. Shaley Apts.	66	62	372			93.94%		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	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

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

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

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				Bu	dgeted						Actual				R	ent Variance	
	A	В	C	D	E	F	G	Н	I	J	K	L	M	N	O	P	
								Current	t 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

GPR: Gross Potential Rent

A: No of Units - Number of Units

B: Budgeted Occ Units - Calculated from approved budget

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

D: Budgeted GPR Per Unit - Calculated from approved budget

E: Budgeted Rent Per Mo - B multiplied by D

F: Budgeted Occ % - B divided by A

G: Budgeted YTD Rent - C multiplied by D

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

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

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					В	udgeted						Actual				Re	ent Variance	
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	0	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	%	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
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 @ Highlan	nd Paans 2	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 Meado	ws) 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

GPR: Gross Potential Rent

- A: No of Units Number of Units
- B: Budgeted Occ Units Calculated from approved budget
- C: Budgeted Unit Mos B multiplied by the number of months covered in the report.
- D: Budgeted GPR Per Unit Calculated from approved budget
- E: Budgeted Rent Per Mo B multiplied by D
- F: Budgeted Occ % B divided by A
- G: Budgeted YTD Rent C multiplied by D

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

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

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					Bu	udgeted						Actual				R	ent Variance	
		A	В	C	D	E	F	G	Н	I	J	K	L	M	N	O	P	
									Curren	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	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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A: No of Units - Number of Units

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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 avai;lable units from MLS/Elite

J: Actual YTD Rent - Actual Dwelling Rental

K: Actual Rent Per Unit - J divided by M

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

San Antonio Housing Authority Beacon

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SAHA Managed

Revenue and Vacancy Loss Analysis As of 12/31/2020

					В	udgeted						Actual				R	ent Variance	
		A	В	С	D	E	F	G	Н	I	J	K	L	М	N	0	P	
									Currer	t Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
111	SAHFC Monterrey Park	200	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 @ Highlan	nd Padfs2	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
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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 Meado	ws) 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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O: Rent Variance Due to Occ: (C minus M) multiplied by D

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San Antonio Housing Authority Beacon Outside Managed Properties

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Revenue and Vacancy Loss Analysis As of 12/31/2020

					Bı	udgeted						Actual				1	Rent Variance	
		A	В	C	D	E	F	\mathbf{G}	Н	I	J	K	L	M	N	O	P	
									Currei	nt Month								
Business	Business Unit	No of	Occ	Unit	GPR	Rent	Occ	YTD	Occ	Avble	YTD	Rent	Vacancy	Unit	YTD	Due To	Due To	
Unit	Name	Units	Units	Mos	Per Unit	Per Mo	%	Rent	<u>%</u>	Occ %	Rent	Per Unit	Loss	Mos	Occ %	Occ	Rate	Total
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

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

M: Actual Unit Mos - Calculated from MLS/Elite

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

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

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

R55PMMR SAHA011

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

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Monthly Year-to-Date

Acco	ount Balances						Rental Ir	come Histor	y				
			Curre	ent Year			Last Year				Two Years A	go.	
Operating	Replacement	Tenant	Novembe	October	September	December	October	October	September	December	October	October	2 Years Ago
Account	Reserves	Receivable			~ • P • • • • • • • • • • • • • • • • • • •				~ · · · · · · · · · · · · · · · · · · ·				2 Mo Prior
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

				Curr	ent Month	l				Last Month	ı		Year-to-Date	:
Account	Total	Available	Occupied	Vacant	Mod	Offline/Fire	Agency	Pct	Available	Occupied	Pct	Available	Occupied	Pct
Description	Units	Units	Units	Units	Units	Units	Unit	Occ	Units	Units	Occ	Units	Units	Occ
1 Bedroom	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%

R55PMMR SAHA010

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

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Monthly	Year-to-Date

Year-t	o-Date
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	Acc	count Balances		Actual Revo	enue (Lost)	Renta	l Income Hist	ory		Leasii	ng Summa	ry	
C	o Oper	Replacement	Tenant	Due to	Due to	11/30/2020	10/31/2020	9/30/2020	Preleased	Notices	Move		Lease Up
A	ccount	Reserves	Receivable	Rate	Occupancy				Unit	to Vacate	Outs	Traffic	Days
2	58,661	250,898				171,835	175,662	174,346	15	0	21	0	.00

Occupancy Information

						Current Mont	h					Yea	ır-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Pct Occ	Avg Rate	Market Rate	Available Units	Occupied Units	Pct Occ
1 Bedroom	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

R55PMMR SAHA010

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

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						Monthly				,	Year-to-D	ate		
A	Account Bala	ances		Year-t	o-Date enue (Lost)	Ren	tal Income His	torv		Leasi	ing Sumn	narv		
Co Oper Account	Replace Reser	ement T	enant eeivable	Due to Rate	Due to Occupancy	11/30/202	0 10/31/2020		Preleased Unit	Notices to Vacate	Move Outs		Lease Up Days	
79,870	91,58	87				12,017	13,579	13,299	0	0	0	0	.00	
						Occi	ipancy Inform	ation						
						Current Montl	1					Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days		0	arket 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%
			1	Maintenance	Summary	-				_				

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

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						Monthly					Y	/ear-to-D	ate		
				Year-to											
Co Oper Account	Replace Reser	ement	Tenant ceivable	Actual Reve Due to Rate	nue (Lost) Due to Occupancy	11/30/2020	al Income His 10/31/2020		Prelease Unit		Leasi otices Vacate	Move Outs		Lease Up Days	
115,062	222,0)34	38,174			121,201	123,434	119,319	0		0	0	0	.00	
						Occup	pancy Inform	ation							
	_					Current Month							Ye	ar-to-Date	
Account Description	Total Units	Available Units	Occupied Units	Vacant Units	Mod Units	Offline/Fire Units	Agency Unit	Vacant Days	Occ	Avg Rate		rket ate	Available Units	Occupied Units	Pct Occ
1 Bedroom	100	100	98	2				61	98.00%				1,200	1,151	95.929
2 Bedrooms	96	96	91	. 5				152	94.79%				1,152	1,071	92.979
Total =	196	196	189					213	96.43%				2,352	2,222	94.479
				Maintenance S	Summary										

KFI - FY Comparison for Partnerships - 441 Units

Period Ending December 31, 2020

		Th	is Year		
		Quick	Ratio (QR)		
	Current Assets, U	Current A			
	Curr Liab Exc Cu	Curr Liab			
(0	Months Expen	dable I	Net Assets Ratio	(MENAR)	Month
FASS	Expendable Fun	d Balar	nce (6,322,23	38) = -18.14	Expenda
LL	Average Monthly and Other Expe	Average and Other			
	Debt Serv	ice Co	verage Ratio (D	SCR)	
				IR >= 1.25	
			38,174		
	Tenant Receivab	Tenant R			
	Total Tenant Rev		3,823,207 e Outstanding:	IR < 1.50	Total Ten
10	$\overline{}$			3.00	\ <u> </u>
MASS			Payable (AP)		
Ž	Accounts Payab		(35,394)	= 0.10	Accounts
	Total Operating	Expens	es 348,619	IR < 0.75	Total Ope
	Occupancy	L	oss Occ %	6	Occup
	Current Month		9.52% 90.48		Current I
	Year-to-Date	(9.30% 90.70	% IR >= 0.98	Year-to-[
	FASS KFI	MP	MASS	KFI MP	FA
	QR 0.0		Accts Recvble	5.00 5	QR
	MENAR 0.0		Accts Payable	4.00 4	MENAR
	DSCR 0.0		Occupancy Total Points	1.00 16	DSCR
	Total Points 0.0	Total Poir			
	Ca	pital Fu	and Occupancy		

Quick Ratio (QR)							
Current Assets, Unro	Current Assets, Unrestricted 1,879,906						
Curr Liab Exc Curr F	Prtn L	TD (13,834,27	5) =	0.14 R >= 2.0		
Months Expenda			ets Ratio	(MEN	AR)		
Expendable Fund B	alanc	e (12,428,71	5) =	-17.33		
Average Monthly Op		ng	717,01	4	17.00		
and Other Expenses	3			- II	R >= 4.0		
Debt Servic	e Cov	verage	Ratio (D	SCR)			
		0.91		IR	>= 1.25		
Tenant Receivable (TR)							
Tenant Receivable	Tenant Receivable 19,553						
Total Tenant Revenu	ıe	8,	024,196	= //	0.00 R < 1.50		
Days Rece	ivable	e Outs	tanding:	0.90			
Acco	unts	Payal	ole (AP)				
Accounts Payable			(52,864)		0.07		
Total Operating Exp	enses	5	717,014	= //	R < 0.75		
Occupancy	L	.oss	Occ %				
Current Month	4	.89 %	95.11%	, 0			
Year-to-Date	4	.33 %	95.67%	6 IR	>= 0.98		
FASS KFI	MP		MASS	KFI	MP		
QR 0.00	12	Accts	Recvble	5.00	5		
MENAR 0.00	11		Payable	4.00	4		
DSCR 0.00	2	Occup		8.00	16		
Total Points 0.00 25 Total Points 17.00 25							
Capital Fund Occupancy							

Last Year

Excess Cash (6,832,715)

5.00

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					

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 %		

	Average Dwelling	Rent	
Actual/UML	7,673,425	10,574	725.69
Budget/UMA	7,734,057	11,052	699.79

(60,632)

Increase (Decrease)

25.90

(478)

Excess Cash (13,426,516)

5.00

PUM / Percentage of Revenue						
Expense	ı	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%			

= 0.17 IR >= 2.0

= -10.73

IR >= 4.0

IR >= 1.25

0.00 IR < 1.50

0.04 IR < 0.75

IR >= 0.98

MP 5

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

	This Year	Last Year
	Quick Ratio (QR)	Quick Ratio (QR)
	Current Assets, Unrestricted 793,150 = 0.29	Current Assets, Unrestricted 428,957
	Curr Liab Exc Curr Prtn LTD (2,718,519) $\frac{1}{IR} >= 2.0$	$\frac{\text{Curr Liab Exc Curr Prtn LTD}}{\text{Curr Liab Exc Curr Prtn LTD}} = \frac{0.1}{ R }$
ဟ	Months Expendable Net Assets Ratio (MENAR)	Months Expendable Net Assets Ratio (MENAR)
FASS	Expendable Fund Balance (1,925,369) = -10.56	Expendable Fund Balance (2,036,531) = -10.7
	Average Monthly Operating 182,391 and Other Expenses IR >= 4.0	Average Monthly Operating 189,843 and Other Expenses
	Debt Service Coverage Ratio (DSCR)	Debt Service Coverage Ratio (DSCR)
	0.91 IR >= 1.25	1.01 IR >= 1.3
	Tenant Receivable (TR)	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00	Tenant Receivable 0 = 0.0
	Total Tenant Revenue 2,240,637 IR < 1.50	Total Tenant Revenue 2,465,931 IR < 1.8
	Days Receivable Outstanding: 0.00	Days Receivable Outstanding: 0.00
MASS	Accounts Payable (AP)	Accounts Payable (AP)
ΔĀ	Accounts Payable 0 = 0.00	Accounts Payable (7,399) = 0.0
	Total Operating Expenses 182,391 IR < 0.75	Total Operating Expenses 189,843
	Occupancy Loss Occ %	Occupancy Loss Occ %
	Current Month 19.02% 80.98%	Current Month 11.41 % 88.59%
	Year-to-Date 15.35% 84.65% IR >= 0.98	Year-to-Date 9.92 % 90.08 % IR >= 0.9
	FASS KFI MP MASS KFI MP	FASS KFI MP MASS KFI MF
	QR 0.00 12 Accts Recvble 5.00 5	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 0.00 16	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 1.00 2 Occupancy 1.00 16
	Total Points 0.00 25 Total Points 9.00 25	Total Points 1.00 25 Total Points 10.00 25
	Capital Fund Occupancy	Capital Fund Occupancy
	5.00	5.00

(2,139,773)								
	Average Dwelling Re	ent						
Δctual/HMI	2 1/2 676	1 860 1 146 43						

Excess Cash

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						

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 %	

Excess Cash	
(2,259,660)	

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	\$	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%			

-0.01

(49,590)

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

This Year Last Year Quick Ratio (QR) Quick Ratio (QR) Current Assets, Unrestricted Current Assets, Unrestricted (204,522)-0.05 Curr Liab Exc Curr Prtn LTD (4,300,075)IR >= 2.0 Months Expendable Net Assets Ratio (MENAR) **FASS** Expendable Fund Balance (4,504,597)-87.41 51,535 Average Monthly Operating and Other Expenses IR >= 4.0 **Debt Service Coverage Ratio (DSCR)** 0.25 *IR* >= 1.25 **Tenant Receivable (TR)** Tenant Receivable 0.00 Total Tenant Revenue 170,606 IR < 1.50 Days Receivable Outstanding: 0.00 MASS **Accounts Payable (AP)** Accounts Payable 0.00 **Total Operating Expenses** 51,535 IR < 0.75 **Occupancy** Loss Occ % **Current Month** 0.00% 100.00% Year-to-Date 3.14% 96.86% IR >= 0.98 **FASS KFI MP MASS KFI MP** QR 5 0.00 12 Accts Recyble 5.00 Accts Payable **MENAR** 0.00 11 4.00 4 **DSCR** 0.00 2 12.00 16 Occupancy **Total Points** 0.00 25 **Total Points** 21.00 25 **Capital Fund Occupancy** 5.00

	Curr Liab Exc Curr Prtn LTD $(3,944,679)$ $R >= 2.0$
	Months Expendable Net Assets Ratio (MENAR)
	Expendable Fund Balance (3,994,269) = -79.66
	Average Monthly Operating 50,138 and Other Expenses IR >= 4.0
ĺ	Debt Service Coverage Ratio (DSCR)
	0.28 IR >= 1.25
	Tenant Receivable (TR)
	Tenant Receivable 0 = 0.00
	Total Tenant Revenue 172,294 IR < 1.50
	Days Receivable Outstanding: 0.00
	Accounts Payable (AP)
	Accounts Payable (251) = 0.01
	Total Operating Expenses 50,138
	Occupancy Loss Occ %
	Current Month 0.00 % 100.00%
J	Year-to-Date 3.01 % 96.99% IR >= 0.98
	FASS KFI MP MASS KFI MP
	QR 0.00 12 Accts Recyble 5.00 5
	MENAR 0.00 11 Accts Payable 4.00 4 DSCR 0.00 2 Occupancy 12.00 16
	DSCR 0.00 2 Occupancy 12.00 16 Total Points 0.00 25 Total Points 21.00 25
))	Capital Fund Occupancy
-	5.00
)	0.00
	Excess Cash
	(4,055,503)
)	
	Average Dwelling Rent
	Actual/UML 158,032 710 222.58

PUM / Percer	ııa	ge of Ke	venue
Expense	1	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 %

Excess Cash (4,566,803)

Average Dwelling Rent

158,564

160,572

(2,008)

709

732

223.65

219.36

4.28

Budget/UMA

Increase (Decrease)

Actual/UML

Budget/UMA

Increase (Decrease)

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		
Itilities		65.47	13.51		
rotective Services		17.21	3.55		
nsurance		30.32	13.51		
Other Expenses		58.35	12.05		
otal Average Expense	\$	363.40	82.27%		

151,703

6,329

732

(22)

207.24

15.34

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

This Year								
Quick Ratio (QR)	This Year							
Quick Natio (QIV)	Quick Ratio (QR)							
Current Assets, Unrestricted 389,114	= 2.38							
Curr Liab Exc Curr Prtn LTD (163,631)	IR >= 2.0							
Months Expendable Net Assets Ratio (MB	ENAR)							
Expendable Fund Balance 107,727								
Average Monthly Operating 104,919	= 1.03							
and Other Expenses	IR >= 4.0							
Debt Service Coverage Ratio (DSCR	R)							
1.38	1.38 IR >= 1.25							
T 15 11	Tenant Receivable (TR)							
Total Tenant Revenue 1,411,964	= 0.03							
Days Receivable Outstanding: 9.88								
Accounts Payable (AP)								
Accounts Payable (AP) Accounts Payable (34,816)	= 0.33							
Total Operating Expenses 104,919	IR < 0.75							
Occupancy Loss Occ %								
Current Month 3.57% 96.43%								
Year-to-Date 5.53% 94.47%	IR >= 0.98							
FASS KFI MP MASS KFI	MP							
	.00 5							
MENAR 6.04 11 Accts Payable 4	.00 4 .00 16							
DSCR 2.00 2 Occupancy 8								
DSCR 2.00 2 Occupancy 8	.00 25							

	La	st Year			
(Quick I	Ratio (C	QR)		
Current Assets, Un	restrict	ted	185,18	7 =	1.47
Curr Liab Exc Curr	Prtn L	TD	(126,14	4)	R >= 2.0
Months Expend	able N	et Asse	ts Ratio	(MENA	AR)
Expendable Fund E	Balanc	е	(53,26	2)	0.40
Average Monthly O		ng	123,19	3 =	-0.43
and Other Expense	s			IF	R >= 4.0
Debt Servi	ce Cov	verage	Ratio (D	SCR)	
		0.87		IR	>= 1.25
Tena	ant Re	ceivabl	e (TR)		
Tenant Receivable			19,553		0.01
Total Tenant Reven	ue	1,3	86,672		R < 1.50
Days Reco	eivable	e Outst	anding:	5.16	
Acc	ounts	Payab	e (AP)		
Accounts Payable		(27,522)	_	0.22
Total Operating Exp	enses	3 1	23,193	_ IF	R < 0.75
Occupancy	L	.oss	Occ %		
Current Month	4	.59 %	95.41%	, 0	
Year-to-Date	3	.83 %	96.17%	i IR	>= 0.98
FASS KFI	MP		MASS	KFI	MP
QR 9.45	5 12	Accts F	Recvble	5.00	5
MENAR 0.00			Payable	4.00	4
DSCR 0.00) 2	Occupa		12.00	16
Total Points 9.45	5 25	Total P	oints	21.00	25
Сар	ital Fu	ınd Occ	upancy		
	5.	00			
	Exce	ss Cas	h		
	/0	00 000			

	(116,365)		
Averag	e Dwelling Re	ent	
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)

Excess Cash

5.00

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 %	

I	Excess Cash				
(298,206)					
Avera	age 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					

PUM / Percentage of Revenue			
Expense	A	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%