

HATC *Monthly* PROPERTY MAINTENANCE AND COMPLIANCE SCORECARD (Denotes number of Days)

	Alexander Oaks Apartments	Summit Oaks Apartments	Eastern Oaks Apartments	Carson Creek Homes	Manor Town Apartments	Manor II Apartments
MAINTENANCE REQUESTS – October 2025						
▪ Number of open requests.	--	--	1	--	--	--
▪ Number of completed requests.	19	9	5	7	11	2
TOTALS	19	9	6	7	11	2
▪ Categorization of requests (emergency).	2	1	0	1	1	
▪ Categorization of requests (routine).	2	7	1		9	
▪ Categorization of requests (urgent).	15	1	5	7	1	2
▪ Recurring issues in specific units or properties.	N/A	N/A	N/A	N/A	N/A	N/A
MAINTENANCE REQUESTS BY SERVICE CATEGORY						
▪ Appliances	6		1	1	4	
▪ Doors and Locks				1	1	
▪ Electrical and Lighting	5	1	1	1	3	
▪ Flooring						
▪ General	2	7	2		1	
▪ Heating and cooling	2		1	2		
▪ Plumbing and Bath	4	1	1	2	2	2

HATC *Quarterly* PROPERTY MAINTENANCE AND COMPLIANCE SCORECARD (Graded A through F)

	Alexander Oaks Apartments	Summit Oaks Apartments	Eastern Oaks Apartments	Carson Creek Homes	Manor Town Apartments	Manor II Apartments
PROPERTY CONDITION – Q1 2026						
▪ Results of internal property walkthroughs and safety inspections.	--	--	--	--	--	--
▪ Results of major systems (e.g., HVAC, plumbing, electrical) checked and reviewed	--	--	--	--	--	--
▪ Results of documentation on property conditions, action plans and preventive maintenance	--	--	--	--	--	--

Property Condition Scoring Matrix

GRADE	DESCRIPTION
A	Characteristics that earn a property score of A in each category: 0-3 Deficiencies Found
B	Characteristics that earn a property score of B in each category: 3-6 Deficiencies Found
C	Characteristics that earn a property score of C in each category: 6-10 Deficiencies Found
D	Characteristics that earn a property score of D in each category: 10-15; Action Plan Required for all Deficiencies with Timelines
F	Characteristics that earn a property score of F in each category: 15+; Action Plan Required for all Deficiencies with Timelines and weekly progress reports.

HATC *Annual* PROPERTY MAINTENANCE AND COMPLIANCE SCORECARD (Key dates, etc.)

	Alexander Oaks Apartments		Summit Oaks Apartments		Eastern Oaks Apartments		Carson Creek Homes		Manor Town Apartments		Manor II Apartments	
COMPLIANCE MONITORING (FY25 vs FY26)												
	FY25	FY26	FY25	FY26	FY25	FY26	FY25	FY26	FY25	FY26	FY25	FY26
▪ Regulatory Compliance Adherence (i.e., NSPIRE)	C		C		B		NOT REQUIRED		A		A	
▪ Date of Last Compliance Review	11-2024		11-2024		10-2023		N/A		10-2024		7-2025	
▪ Audit finding/remediation time	12-2024		12-2024		11-2023		N/A		10-2024		7-2025	
▪ HATC + 3 rd Party Inspector	Independent Consultant (NSPIRE)		Independent Consultant (NSPIRE)		Independent Consultant (INSPIRE)		Property Needs Assessment (Partner Engineering Services)		N/A		N/A	
▪ Date of Review	9-2025		4-2025		8-2025		8-2023		Projected for FY26 Review		Projected for FY26 Review	
▪ Projected pre-audit findings	Possible Deficiencies Found		Possible Deficiencies Found		Possible Deficiencies Found		Possible Deficiencies Found		N/A		N/A	
▪ Plan of Action	In Progress of Development and Completion		In Progress of Development and Completion		In Progress of Development and Completion		Completed 7-2025		N/A		N/A	

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D	Characteristics that earn a property score of D in each category: 10-15; Action Plan Required for all Deficiencies with Timelines
F	Characteristics that earn a property score of F in each category: 15+; Action Plan Required for all Deficiencies with Timelines and weekly progress reports.