

| INDICATOR | POINTS |
|--------------|---------------|
| PHYSICAL | 40.00 |
| FINANCIAL | 25.00 |
| MANAGEMENT | 25.00 |
| CAPITAL FUND | 10.00 |
| | <u>100.00</u> |

| | VALUE | | | POINTS | | | FINANCIAL SCORE |
|------------------------|-------|-------|------|--------|-------|------|-----------------|
| | QR | MENAR | DSCR | QR | MENAR | DSCR | |
| AMP 1 | 3.38 | 4.20 | - | 12.00 | 11.00 | 2.00 | 25.00 |
| AMP 2 | 6.32 | 7.07 | - | 12.00 | 11.00 | 2.00 | 25.00 |
| OVERAL FINANCIAL SCORE | | | | | | | <u>25.00</u> |

| QUICK RATIO | | | |
|--------------------------------|-------|-------------------|-------------------|
| | FDS # | AMP-1 Comm Ct | AMP-2 Sandman |
| CASH | 111 | 205,165.00 | 527,815.00 |
| TENANT SECURITY | 114 | 28,629.00 | 25,250.00 |
| CASH REST FOR CURRENBT LIAB | 115 | - | - |
| TOTAL RECEIVBLES NET OF ALLOW | 120 | 14,539.00 | 6,861.00 |
| INVESTMENTS UNREST | 131 | 75,695.00 | 75,695.00 |
| INVESTMENTS REST FOR CURR LIAB | 135 | - | - |
| PREPAID EXPENSES | 142 | 18,481.00 | 16,140.00 |
| INTERPROGRAM | 144 | - | - |
| | | <u>342,509.00</u> | <u>651,761.00</u> |
| TOTAL CURRENT LIAB | 310 | 101,343.00 | 103,158.00 |
| LESS: CURRENT PORTION OF LTD | 343 | - | - |
| | | <u>101,343.00</u> | <u>103,158.00</u> |
| QUICK RATIO | | <u>3.38</u> | <u>6.32</u> |
| | | <u>12.00</u> | <u>12.00</u> |

Measures Liquidity
 Ability of CASH and Current Receivables to cover Current Liabilities

SCORE OF 2 OR MORE =12 POINTS
 SCORE OF 1-2 SORE INCREASES FROM 7.2-12
 LESS THAN 1 = 0 POINTS

| MENAR (months expendable net assets ratio) | | | |
|--|-------|--------------|--------------|
| | FDS # | AMP-1 | AMP-2 |
| EXPENDABLE NET ASSETS | | 241,166.00 | 548,603.00 |
| OPERATING EXPS (LRPH only - exclude CFP costs) | 96900 | 689,304.00 | 931,185.60 |
| AVERAGE MONTHLY OPERATING EXP | | 57,442.00 | 77,598.80 |
| MENAR | | <u>4.20</u> | <u>7.07</u> |
| | | <u>11.00</u> | <u>11.00</u> |

Measures Adequacy of Reserves
 How many months could the HA operate if all funding stopped

Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses = Number of Months

MENAR OF LESS THAN 1 = 0 POINTS
 MENAR OF 1-4 SCORE INCR FROM 6.6 TO 11

| DEBT SERVICE | | | |
|---|-------|----------------|----------------|
| | FDS # | AMP-1 | AMP-2 |
| Total Interest Expense & Amortization (LRPH) | 96700 | N/A - See Note | N/A - See Note |
| Excess of Op Rev Over Exp (LRPH only - exclude CFP) | 97000 | N/A - See Note | N/A - See Note |
| | | - | - |
| Required Annual Debt Principal Payments | 11020 | N/A - See Note | N/A - See Note |
| Interest of Mortgage (or Bonds) Payable | 96710 | N/A - See Note | N/A - See Note |
| Interest on Notes Payable (ST & LT) | 96720 | N/A - See Note | N/A - See Note |
| | | - | - |
| DEBT SERVICE COVERAGE | | <u>#DIV/0!</u> | <u>#DIV/0!</u> |
| | | <u>2.00</u> | <u>2.00</u> |

Measures Ability to cover Debt

no debt service = 2points
 DSCR of 1.25 or more 2 points
 DSCR of 1 to 1.25 = 1 point
 DSCR of less than 1 = 0 points

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| | <u>100.00</u> |

| | VALUE | | | POINTS | | | FINANCIAL SCORE |
|-------------------------|--------|-------|------|--------|-----|------|-----------------|
| | OR | TAR | AP | OR | TAR | AP | |
| AMP 1 | 98.00% | 3.74% | 0.36 | 16.00 | - | 4.00 | 20.00 |
| AMP 2 | 96.97% | 2.64% | 0.26 | 12.00 | - | 4.00 | 16.00 |
| OVERALL MANAGMENT SCORE | | | | | | | <u>18.00</u> |

| OCCUPANCY RATE | | | | |
|--|-------|------------------|------------------|---|
| | FDS # | AMP-1 Comm Ct | AMP-2 Sandman | |
| UML | 11210 | 343 | 480 | Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98% |
| UMA | 11190 | 350 | 495 | |
| OCCUPANCY RATE | | <u>98.00%</u> | <u>96.97%</u> | |
| | | <u>16.00</u> | <u>12.00</u> | |
| OR >=98%=16 POINTS OR <98%BUT >=96%=12POINTS OR <96%BUT >=94% = 8 POINTS OR <94%BUT >=92% = 4 POINTS OR <92%BUT >=90% = 1 POINTS OR <90% = 0 POINTS | | | | |

| TAR | | | | |
|---|-------|----------|----------|--|
| | FDS # | | | |
| TENANTS A/R | 126 | 15,955 | 10,482 | Measures the Tenant Receivables of HA Ability of HA to collect Rents |
| ANNUAL TENANT REV | 70500 | 426,809 | 396,545 | |
| TAR RATIO | | 3.74% | 2.64% | |
| | | <u>-</u> | <u>-</u> | |
| TAR <1.5%=5 POINTS TAR >=1.5%BUT <2.5%=2 POINTS TAR >=2.5%=0 POINTS | | | | |

| ACCOUNTS PAYABLE | | | | |
|--|-------|-------------|-------------|---|
| | FDS # | | | |
| ACCOUNTS PAYABLE | 312 | 20,437 | 20,322 | Measures the Accounts Payable of HA Ability of HA to pay bills timely |
| PAST DUE A/P >90 DAYS | 313 | - | - | |
| MONTHLY OPERATING EXP | | 57,442.00 | 77,598.80 | |
| | | 0.36 | 0.26 | |
| | | <u>4.00</u> | <u>4.00</u> | |
| A/P <.75 = 4 POINTS A/P >=.75BUT <1.5=2POINTS A/P >=1.5=0 POINTS | | | | |