

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	4.50	6.23	-	12.00	11.00	2.00	25.00
AMP 2	5.09	5.93	-	12.00	11.00	2.00	25.00
OVERALL FINANCIAL SCORE							<u>25.00</u>

QUICK RATIO				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
CASH	111	237,508.00	364,483.00	Measures Liquidity Ability of CASH and Current Receivables to cover Current Liabilities
TENANT SECURITY	114	29,406.00	24,837.00	
CASH REST FOR CURRENBT LIAB	115	-	-	
TOTAL RECEIVBLES NET OF ALLOW	120	8,817.00	4,597.00	
INVESTMENTS UNREST	131	74,763.00	74,764.00	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	27,235.00	24,832.00	
INTERPROGRAM	144	-	-	
		<u>377,729.00</u>	<u>493,513.00</u>	
TOTAL CURRENT LIAB	310	83,967.00	96,922.00	
LESS: CURRENT PORTION OF LTD	343	-	-	
		<u>83,967.00</u>	<u>96,922.00</u>	
QUICK RATIO		<u>4.50</u>	<u>5.09</u>	
		<u>12.00</u>	<u>12.00</u>	

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 #			
EXPENDABLE NET ASSETS		293,762.00	396,591.00	Measures Adequacy of Reserves How many months could the HA operate if all funding stopped
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	565,657.20	802,444.80	
AVERAGE MONTHLY OPERATING EXP		47,138.10	66,870.40	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses = Number of Months
MENAR		<u>6.23</u>	<u>5.93</u>	
		<u>11.00</u>	<u>11.00</u>	

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

DEBT SERVICE				
	FDS #			
Total Interest Expense & Amortization (LRPH)	96700	N/A - See Note	N/A - See Note	Measures Ability to cover Debt
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>	

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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CAPITAL FUND	10.00
	<u>100.00</u>

	VALUE			POINTS			FINANCIAL SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	97.97%	2.81%	0.64	12.00	-	4.00	16.00
AMP 2	98.69%	1.26%	0.40	16.00	5.00	4.00	25.00
OVERALL MANAGMENT SCORE							<u>20.50</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
UML	11210	676	977	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	690	990	
OCCUPANCY RATE		<u>97.97%</u>	<u>98.69%</u>	
		<u>12.00</u>	<u>16.00</u>	
OR >= 98% = 16 POINTS OR < 98% BUT >= 96% = 12 POINTS 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	8,341	4,333	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	297,310	343,270	
TAR RATIO		2.81%	1.26%	
		<u>-</u>	<u>5.00</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	30,157	26,756	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P > 90 DAYS	313	-	-	
MONTHLY OPERATING EXP		47,138.10	66,870.40	
		0.64	0.40	
		<u>4.00</u>	<u>4.00</u>	
A/P < .75 = 4 POINTS A/P >= .75 BUT < 1.5 = 2 POINTS A/P >= 1.5 = 0 POINTS				