

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	4.42	6.04	-	12.00	11.00	2.00	25.00
AMP 2	5.36	5.99	-	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	219,655.00	296,176.00	Measures Liquidity Ability of CASH and Current Receivables to cover Current Liabilities
TENANT SECURITY	114	29,412.00	24,347.00	
CASH REST FOR CURRENBT LIAB	115	-	-	
TOTAL RECEIVBLES NET OF ALLOW	120	32,673.00	17,453.00	
INVESTMENTS UNREST	131	74,951.00	74,951.00	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	18,059.00	14,724.00	
INTERPROGRAM	144	-	-	
		<u>374,750.00</u>	<u>427,651.00</u>	
TOTAL CURRENT LIAB	310	84,739.00	73,015.00	
LESS: CURRENT PORTION OF LTD	343	-	-	
		<u>84,739.00</u>	<u>79,798.00</u>	
QUICK RATIO		<u>4.42</u>	<u>5.36</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 #	AMP-1	AMP-2	
EXPENDABLE NET ASSETS		290,011.00	347,853.00	Measures Adequacy of Reserves How many months could the HA operate if all funding stopped
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	576,420.00	696,384.00	
AVERAGE MONTHLY OPERATING EXP		48,035.00	58,032.00	
MENAR		<u>6.04</u>	<u>5.99</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 #	AMP-1	AMP-2	
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

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

	VALUE			POINTS			FINANCIAL SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	98.55%	2.85%	0.52	16.00	-	4.00	20.00
AMP 2	94.95%	2.51%	0.45	8.00	-	4.00	12.00
OVERALL MANAGMENT SCORE							<u>16.00</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
UML	11210	68	94	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	69	99	
OCCUPANCY RATE		<u>98.55%</u>	<u>94.95%</u>	
		<u>16.00</u>	<u>8.00</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	8,044	8,678	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	282,624	345,408	
TAR RATIO		2.85%	2.51%	
		<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	25,217	26,198	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P > 90 DAYS	313	-	-	
MONTHLY OPERATING EXP		48,035.00	58,032.00	
		0.52	0.45	
		<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