

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	3.91	5.74	-	12.00	11.00	2.00	25.00
AMP 2	6.73	6.70	-	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	Measures Liquidity Ability of CASH and Current Receivables to cover Current Liabilities
CASH	111	232,846.00	223,011.00	
TENANT SECURITY	114	29,814.00	25,721.00	
CASH REST FOR CURRENBT LIAB	115	-	-	
TOTAL RECEIVBLES NET OF ALLOW	120	11,594.00	188,718.00	
INVESTMENTS UNREST	131	75,366.00	75,365.00	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	23,842.00	24,277.00	
INTERPROGRAM	144	-	-	
		<u>373,462.00</u>	<u>537,092.00</u>	
TOTAL CURRENT LIAB	310	95,628.00	83,406.00	
LESS: CURRENT PORTION OF LTD	343	-	-	
		<u>95,628.00</u>	<u>79,798.00</u>	
QUICK RATIO		<u>3.91</u>	<u>6.73</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 #			Measures Adequacy of Reserves How many months could the HA operate if all funding stopped
EXPENDABLE NET ASSETS		277,834.00	457,294.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	581,247.60	818,722.80	
AVERAGE MONTHLY OPERATING EXP		48,437.30	68,226.90	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses
MENAR		<u>5.74</u>	<u>6.70</u>	= Number of Months
		<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 #			Measures Ability to cover Debt
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>	
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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	VALUE			POINTS			FINANCIAL SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	98.57%	4.32%	0.59	16.00	-	4.00	20.00
AMP 2	94.75%	3.70%	0.59	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	690	938	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	700	990	
OCCUPANCY RATE		<u>98.57%</u>	<u>94.75%</u>	
		<u>16.00</u>	<u>8.00</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	12,352	12,372	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	285,821	334,462	
TAR RATIO		4.32%	3.70%	
		<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	28,561	40,002	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		48,437.30	68,226.90	
		0.59	0.59	
		<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				