

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	4.04	4.77	-	12.00	11.00	2.00	25.00
AMP 2	8.52	7.22	-	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	213,653.00	475,355.00	
TENANT SECURITY	114	29,595.00	24,214.00	
CASH REST FOR CURRENBT LIAB	115	-	-	
TOTAL RECEIVBLES NET OF ALLOW	120	13,981.00	7,973.00	
INVESTMENTS UNREST	131	75,436.00	75,436.00	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	14,740.00	9,588.00	
INTERPROGRAM	144	-	-	
		<u>347,405.00</u>	<u>592,566.00</u>	
TOTAL CURRENT LIAB	310	85,909.00	69,537.00	
LESS: CURRENT PORTION OF LTD	343	-	-	
		<u>85,909.00</u>	<u>69,537.00</u>	
QUICK RATIO		<u>4.04</u>	<u>8.52</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		261,496.00	523,029.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	657,622.29	869,785.71	
AVERAGE MONTHLY OPERATING EXP		54,801.86	72,482.14	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses
MENAR		<u>4.77</u>	<u>7.22</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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CAPITAL FUND	10.00
	<u>100.00</u>

	VALUE			POINTS			FINANCIAL SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	100.00%	3.14%	0.28	16.00	-	4.00	20.00
AMP 2	97.98%	2.23%	0.20	12.00	2.00	4.00	18.00
OVERALL MANAGMENT SCORE							<u>19.00</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
UML	11210	490	679	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	490	693	
OCCUPANCY RATE		<u>100.00%</u>	<u>97.98%</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	11,992	8,247	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	381,694	369,168	
TAR RATIO		3.14%	2.23%	
		<u>-</u>	<u>2.00</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	15,418	14,794	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		54,801.86	72,482.14	
		0.28	0.20	
		<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				