

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	4.03	5.57	-	12.00	11.00	2.00	25.00
AMP 2	6.30	7.10	-	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	<b>Measures Liquidity</b> Ability of CASH and Current Receivables to cover Current Liabilities
CASH	111	243,297.00	485,177.00	
TENANT SECURITY	114	29,595.00	24,214.00	
CASH REST FOR CURRENBT LIAB	115	-	-	
TOTAL RECEIVBLES NET OF ALLOW	120	25,156.00	9,492.00	
INVESTMENTS UNREST	131	75,436.00	75,436.00	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	20,920.00	17,700.00	
INTERPROGRAM	144	-	-	
		<u>394,404.00</u>	<u>612,019.00</u>	
TOTAL CURRENT LIAB	310	97,789.00	97,154.00	
LESS: CURRENT PORTION OF LTD	343	-	-	
		<u>97,789.00</u>	<u>97,154.00</u>	
QUICK RATIO		<u>4.03</u>	<u>6.30</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	<b>Measures Adequacy of Reserves</b> How many months could the HA operate if all funding stopped
EXPENDABLE NET ASSETS		296,615.00	514,865.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	639,409.20	870,010.80	
AVERAGE MONTHLY OPERATING EXP		53,284.10	72,500.90	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses
MENAR		<u>5.57</u>	<u>7.10</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 #	AMP-1	AMP-2	<b>Measures Ability to cover Debt</b>
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

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	99.57%	6.47%	0.41	16.00	-	4.00	20.00
AMP 2	97.88%	2.65%	0.28	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	697	969	<b>Measures Occupancy of HA</b> Ability of keep HA units Occupied GOAL of at least <b>98%</b>
UMA	11190	700	990	
OCCUPANCY RATE		<u>99.57%</u>	<u>97.88%</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	23,963	9,798	<b>Measures the Tenant Receivables of HA</b> Ability of HA to collect Rents
ANNUAL TENANT REV	70500	370,099	369,168	
TAR RATIO		6.47%	2.65%	
		<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	21,762	20,461	<b>Measures the Accounts Payable of HA</b> Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		53,284.10	72,500.90	
		0.41	0.28	
		<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				