

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	3.25	3.99	-	12.00	11.00	2.00	25.00
AMP 2	6.37	8.01	-	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	199,228.00	569,889.00
TENANT SECURITY	114	28,629.00	25,250.00
CASH REST FOR CURRENBT LIAB	115	-	-
TOTAL RECEIVBLES NET OF ALLOW	120	15,759.00	12,883.00
INVESTMENTS UNREST	131	75,695.00	75,695.00
INVESTMENTS REST FOR CURR LIAB	135	-	-
PREPAID EXPENSES	142	20,970.00	19,422.00
INTERPROGRAM	144	-	-
		<u>340,281.00</u>	<u>703,139.00</u>
TOTAL CURRENT LIAB	310	104,715.00	110,362.00
LESS: CURRENT PORTION OF LTD	343	-	-
		<u>104,715.00</u>	<u>110,362.00</u>
QUICK RATIO		<u>3.25</u>	<u>6.37</u>
		<u>12.00</u>	<u>12.00</u>

Measures Liquidity
 Ability of CASH and Current Receivables to cover Current Liabilities

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		235,566.00	592,777.00
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	708,636.00	888,027.60
AVERAGE MONTHLY OPERATING EXP		59,053.00	74,002.30
MENAR		<u>3.99</u>	<u>8.01</u>
		<u>11.00</u>	<u>11.00</u>

Measures Adequacy of Reserves
 How many months could the HA operate if all funding stopped

Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses = Number of Months

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
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>

Measures Ability to cover Debt

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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	<u>100.00</u>

	VALUE			POINTS			FINANCIAL SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	97.57%	4.50%	0.31	12.00	-	4.00	16.00
AMP 2	96.87%	3.24%	0.25	12.00	-	4.00	16.00
OVERALL MANAGMENT SCORE							<u>16.00</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
UML	11210	683	959	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	700	990	
OCCUPANCY RATE		<u>97.57%</u>	<u>96.87%</u>	
		<u>12.00</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	19,611	12,883	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	435,342	397,242	
TAR RATIO		4.50%	3.24%	
		<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	18,530	18,415	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		59,053.00	74,002.30	
		0.31	0.25	
		<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				