

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	4.80	5.72	-	12.00	11.00	2.00	25.00
AMP 2	10.31	9.02	-	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	290,243.00	631,193.00
TENANT SECURITY	114	28,629.00	25,271.00
CASH REST FOR CURRENBT LIAB	115	-	-
TOTAL RECEIVBLES NET OF ALLOW	120	16,703.00	10,550.00
INVESTMENTS UNREST	131	75,940.00	75,940.00
INVESTMENTS REST FOR CURR LIAB	135	-	-
PREPAID EXPENSES	142	12,582.00	11,789.00
INTERPROGRAM	144	-	-
		<u>424,097.00</u>	<u>754,743.00</u>
TOTAL CURRENT LIAB	310	88,347.00	73,172.00
LESS: CURRENT PORTION OF LTD	343	-	-
		<u>88,347.00</u>	<u>73,172.00</u>
QUICK RATIO		<u>4.80</u>	<u>10.31</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		335,750.00	681,571.00
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	704,698.00	906,852.00
AVERAGE MONTHLY OPERATING EXP		58,724.83	75,571.00
MENAR		<u>5.72</u>	<u>9.02</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	97.98%	4.78%	0.21	12.00	-	4.00	16.00
AMP 2	96.55%	3.82%	0.53	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	823	1,147	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	840	1,188	
OCCUPANCY RATE		<u>97.98%</u>	<u>96.55%</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 #	AMP-1 Comm Ct	AMP-2 Sandman	
TENANTS A/R	126	21,025	15,222	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	439,704	398,910	
TAR RATIO		4.78%	3.82%	
		<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 #	AMP-1 Comm Ct	AMP-2 Sandman	
ACCOUNTS PAYABLE	312	12,542	39,894	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		58,724.83	75,571.00	
		0.21	0.53	
		<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				