

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	5.99	-	12.00	11.00	2.00	25.00
AMP 2	6.02	6.54	-	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	253,706.00	402,410.00	Measures Liquidity Ability of CASH and Current Receivables to cover Current Liabilities
TENANT SECURITY	114	29,406.00	24,339.00	
CASH REST FOR CURRENBT LIAB	115	-	-	
TOTAL RECEIVBLES NET OF ALLOW	120	6,143.00	4,911.00	
INVESTMENTS UNREST	131	74,829.00	74,829.00	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	19,322.00	19,398.00	
INTERPROGRAM	144	-	-	
		<u>383,406.00</u>	<u>525,887.00</u>	
TOTAL CURRENT LIAB	310	95,074.00	87,307.00	
LESS: CURRENT PORTION OF LTD	343	-	-	
		<u>95,074.00</u>	<u>87,307.00</u>	
QUICK RATIO		<u>4.03</u>	<u>6.02</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	
EXPENDABLE NET ASSETS		288,332.00	438,580.00	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
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	577,362.55	805,061.45	
AVERAGE MONTHLY OPERATING EXP		48,113.55	67,088.45	
MENAR		<u>5.99</u>	<u>6.54</u>	
		<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	
Total Interest Expense & Amortization (LRPH)	96700	N/A - See Note	N/A - See Note	Measures Ability to cover Debt
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	98.16%	2.01%	0.55	16.00	2.00	4.00	22.00
AMP 2	98.53%	1.59%	0.38	16.00	2.00	4.00	22.00
OVERALL MANAGMENT SCORE							<u>22.00</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
UML	11210	745	1,073	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	759	1,089	
OCCUPANCY RATE		<u>98.16%</u>	<u>98.53%</u>	
		<u>16.00</u>	<u>16.00</u>	
OR >= 98% = 16 POINTS OR < 98% BUT >= 96% = 12 POINTS 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	5,952	5,446	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	296,804	342,979	
TAR RATIO		2.01%	1.59%	
		<u>2.00</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	26,463	25,257	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P > 90 DAYS	313	-	-	
MONTHLY OPERATING EXP		48,113.55	67,088.45	
		0.55	0.38	
		<u>4.00</u>	<u>4.00</u>	
A/P < .75 = 4 POINTS A/P >= .75 BUT < 1.5 = 2 POINTS A/P >= 1.5 = 0 POINTS				