

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	3.98	5.82	-	12.00	11.00	2.00	25.00
AMP 2	5.98	6.36	-	12.00	11.00	2.00	25.00
OVERALL FINANCIAL SCORE							<u>25.00</u>

QUICK RATIO			
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman
CASH	111	223,210.00	339,805.00
TENANT SECURITY	114	29,419.00	24,353.00
CASH REST FOR CURRENBT LIAB	115	-	-
TOTAL RECEIVBLES NET OF ALLOW	120	5,034.00	9,193.00
INVESTMENTS UNREST	131	75,142.00	75,142.00
INVESTMENTS REST FOR CURR LIAB	135	-	-
PREPAID EXPENSES	142	39,537.00	28,687.00
INTERPROGRAM	144	-	-
		<u>372,342.00</u>	<u>477,180.00</u>
TOTAL CURRENT LIAB	310	93,611.00	86,171.00
LESS: CURRENT PORTION OF LTD	343	-	-
		<u>93,611.00</u>	<u>79,798.00</u>
QUICK RATIO		<u>3.98</u>	<u>5.98</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 SCORE INCREASES FROM 7.2-12
 LESS THAN 1 = 0 POINTS

MENAR (months expendable net assets ratio)			
	FDS #	AMP-1	AMP-2
EXPENDABLE NET ASSETS		278,731.00	397,382.00
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	574,507.20	749,361.60
AVERAGE MONTHLY OPERATING EXP		47,875.60	62,446.80
MENAR		<u>5.82</u>	<u>6.36</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 #	AMP-1	AMP-2
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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CAPITAL FUND	10.00
	<u>100.00</u>

	VALUE			POINTS			FINANCIAL SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	98.55%	2.40%	0.57	16.00	2.00	4.00	22.00
AMP 2	94.55%	3.26%	0.49	8.00	-	4.00	12.00
OVERALL MANAGMENT SCORE							<u>17.00</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	
UML	11210	340	468	Measures Occupancy of HA Ability of keep HA units Occupied GOAL of at least 98%
UMA	11190	345	495	
OCCUPANCY RATE		<u>98.55%</u>	<u>94.55%</u>	
		<u>16.00</u>	<u>8.00</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	6,726	10,754	Measures the Tenant Receivables of HA Ability of HA to collect Rents
ANNUAL TENANT REV	70500	280,639	330,048	
TAR RATIO		2.40%	3.26%	
		<u>2.00</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	27,103	30,795	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P > 90 DAYS	313	-	-	
MONTHLY OPERATING EXP		47,875.60	62,446.80	
		0.57	0.49	
		<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				