

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	3.49	4.25	-	12.00	11.00	2.00	25.00
AMP 2	6.80	7.33	-	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	198,965.00	545,283.00
TENANT SECURITY	114	28,629.00	25,250.00
CASH REST FOR CURRENBT LIAB	115	-	-
TOTAL RECEIVBLES NET OF ALLOW	120	14,854.00	9,163.00
INVESTMENTS UNREST	131	75,695.00	75,695.00
INVESTMENTS REST FOR CURR LIAB	135	-	-
PREPAID EXPENSES	142	23,273.00	17,796.00
INTERPROGRAM	144	-	-
		<u>341,416.00</u>	<u>673,187.00</u>
TOTAL CURRENT LIAB	310	97,831.00	99,047.00
LESS: CURRENT PORTION OF LTD	343	-	-
		<u>97,831.00</u>	<u>99,047.00</u>
QUICK RATIO		<u>3.49</u>	<u>6.80</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		243,585.00	574,140.00
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	687,954.00	940,191.00
AVERAGE MONTHLY OPERATING EXP		57,329.50	78,349.25
MENAR		<u>4.25</u>	<u>7.33</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

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	98.57%	4.05%	0.36	16.00	-	4.00	20.00
AMP 2	96.97%	2.65%	0.27	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	276	384	<b>Measures Occupancy of HA</b> Ability of keep HA units Occupied GOAL of at least <b>98%</b>
UMA	11190	280	396	
OCCUPANCY RATE		<u>98.57%</u>	<u>96.97%</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 #	AMP-1 Comm Ct	AMP-2 Sandman	
TENANTS A/R	126	16,439	10,482	<b>Measures the Tenant Receivables of HA</b> Ability of HA to collect Rents
ANNUAL TENANT REV	70500	405,441	395,001	
TAR RATIO		4.05%	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 #	AMP-1 Comm Ct	AMP-2 Sandman	
ACCOUNTS PAYABLE	312	20,883	20,791	<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		57,329.50	78,349.25	
		0.36	0.27	
		<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				