

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	4.68	6.47	-	12.00	11.00	2.00	25.00
AMP 2	9.48	10.74	-	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	306,335.00	639,915.00
TENANT SECURITY	114	28,650.00	25,271.00
CASH REST FOR CURRENBT LIAB	115	-	-
TOTAL RECEIVBLES NET OF ALLOW	120	23,750.00	63,888.00
INVESTMENTS UNREST	131	75,940.00	75,940.00
INVESTMENTS REST FOR CURR LIAB	135	-	-
PREPAID EXPENSES	142	13,820.00	13,708.00
INTERPROGRAM	144	-	-
		<u>448,495.00</u>	<u>818,722.00</u>
TOTAL CURRENT LIAB	310	95,805.00	86,331.00
LESS: CURRENT PORTION OF LTD	343	-	-
		<u>95,805.00</u>	<u>86,331.00</u>
QUICK RATIO		<u>4.68</u>	<u>9.48</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 #		
EXPENDABLE NET ASSETS		352,690.00	732,391.00
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	654,084.00	818,628.00
AVERAGE MONTHLY OPERATING EXP		54,507.00	68,219.00
MENAR		<u>6.47</u>	<u>10.74</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
		<u>-</u>	<u>-</u>
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
		<u>-</u>	<u>-</u>
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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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%	4.82%	0.22	16.00	-	4.00	20.00
AMP 2	92.93%	3.57%	0.14	4.00	-	4.00	8.00
OVERALL MANAGMENT SCORE							<u>14.00</u>

OCCUPANCY RATE				
	FDS #	AMP-1 Comm Ct	AMP-2 Sandman	<b>Measures Occupancy of HA</b> Ability of keep HA units Occupied GOAL of at least <b>98%</b>
UML	11210	69	92	
UMA	11190	70	99	
OCCUPANCY RATE		<u>98.57%</u>	<u>92.93%</u>	
		<u>16.00</u>	<u>4.00</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	AMP-2	<b>Measures the Tenant Receivables of HA</b> Ability of HA to collect Rents
TENANTS A/R	126	20,208	14,296	
ANNUAL TENANT REV	70500	419,208	400,344	
TAR RATIO		4.82%	3.57%	
		<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	AMP-2	<b>Measures the Accounts Payable of HA</b> Ability of HA to pay bills timely
ACCOUNTS PAYABLE	312	12,028	9,444	
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		54,507.00	68,219.00	
		0.22	0.14	
		<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				