



“Ratios Ratios Ratios”

¡ Gracias !

Presentation – Professional Highlights

- 15 years – Owner of a Public Accounting practice in San Juan, Puerto Rico
- AICPA Peer Review Program Participation
 - Reviewed Firm
 - Reviewer
 - Member of the Peer Review Committees
- 2008 Recognition Puerto Rico Society of CPA – Distinguished Services
- 2013 Recognition Caribbean Business 40 under 40
- Involvement in the Cooperative Movement, specially Housing Cooperative
- Volunteer Work – Member of various Board of Directors of Non Profit Entities (NPO)
- Personal: Music / Sports

Ratios

- **Definition:**
 - is a relative magnitude of two selected numerical values taken from an entity's financial statements.
 - Often used in accounting to try to evaluate the overall financial condition of an organization.

Ratios

- **Concepts**

- Relationship
- Comparison / Benchmarking
- Trend
- Results
- Expectations
- Performance Analysis

Information needed

- Annual financial statements (audited)
 - Balance Sheet
 - Income Statement
 - Cash Flows
 - Notes to financial statements
- Annual Operating Budget

Reference

- HUD 4370.1 Rev-2 Financial Operations and Accounting Procedures for Insured Multifamily Projects. (05/1992)

Ratios

- Financial Ratios
 - Liquidity
 - Profitability
 - Activity
- Operational Ratios (non-financial data)
 - Maintenance –
 - Orders per year
 - Time per service order

Exhibits

- Exhibit A - Benchmarking
- Exhibit B – Trends / Multi-Year