



“Ratios Ratios Ratios”

¡ Gracias !

# Presentation – Professional Highlights

- 16 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

# Exhibits

## Exhibit B – Trends / Multi-Year