

SALEM HOUSING AUTHORITY
FASS - FINANCIAL SUB-INDICATORS
December 31, 2019

Enter data in blue shaded cells

INDICATOR	POINTS
PHYSICAL	40.00
FINANCIAL	25.00
MANAGEMENT	25.00
CAPITAL FUND	10.00
	100.00

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AMP 1 OVERALL FINANCIAL SCORE	VALUE			POINTS			FINANCIAL SCORE
	QR	MENAR	DSCR	QR	MENAR	DSCR	
	2.94	2.00	#DIV/0!	12.00	7.25	2.00	21.25
							21.25

QUICK RATIO

		<u>December 31, 2019</u>	<u>September 30, 2019</u> <u>Unaudited Submission</u>	<u>Measures Liquidity</u> Ability of CASH and Current Receivables to cover Current Liabilities
	FDS #			
CASH	111	439,181.00	407,029.00	
TENANT SECURITY	114	17,375.00	17,375.00	
CASH REST FOR CURRENT LIAB	115	-	-	
TOTAL RECEIVABLES NET OF ALLOW	120	72,281.00	64,884.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	10,578.00	55,042.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		553,854.00	558,769.00	
TOTAL CURRENT LIAB	310	278,177.00	268,006.00	
LESS: CURRENT PORTION OF LTD	343	(90,000.00)	(90,000.00)	
		188,177.00	178,006.00	
QUICK RATIO		2.94	3.14	
		12.00	12.00	
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)

		<u>December 31, 2019</u>	<u>September 30, 2019</u> <u>Unaudited Submission</u>	<u>Measures Adequacy of Reserves</u> How many months could the HA operate if all funding stopped
	FDS #			
EXPENDABLE NET ASSETS		275,677.00	290,763.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,652,396	1,618,915	
AVERAGE MONTHLY OPERATING EXP		137,699.67	134,909.58	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses
MENAR		2.00	2.16	= Number of Months
		7.25	7.50	
MENAR OF LESS THAN 1 =0 POINTS				
MENAR OF 1-4 SCORE INCR FROM 6.6 TO 11				

DEBT SERVICE

		<u>December 31, 2019</u>	<u>September 30, 2019</u> <u>Unaudited Submission</u>	<u>Measures Ability to cover Debt</u>
	FDS #			

Total Interest Expense & Amortization (LRPH)	96700	N/A - See Note	N/A - See Note	NOTE - Salem HA has only CFP debt. If the HA has no other debt, two points are automatically awarded.
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	
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>	
		2.00	2.00	
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				
Total Financial Score		21.25	21.50	

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CAPITAL FUND	10.00
	<u>100.00</u>

	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
	95.19%	1.94%	0.40	8.00	2.00	4.00	
AMP 1							14.00
OVERAL MANAGMENT SCORE							<u>14.00</u>

OCCUPANCY RATE			
		<u>September 30, 2019 Unaudited Submission</u>	
	<u>December 31, 2019</u>		
	FDS #		
UML (Beginning of Month)	11210	514	2,037
UMA	11190	<u>540</u>	<u>2,160</u>
OCCUPANCY RATE	95.19%	94.31%	
	<u>8.00</u>	<u>8.00</u>	
<p>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</p>			

Measures Occupancy of HA
Ability of keep HA units Occupied
GOAL of at least **98%**

TAR			
		<u>September 30, 2019 Unaudited Submission</u>	
	<u>December 31, 2019</u>		
	FDS #		
TENANTS A/R	126	11,147.00	10,395.00
ANNUAL TENANT REV	70500	574,228.00	580,409.00
TAR RATIO	1.94%	1.79%	
	<u>2.00</u>	<u>2.00</u>	
<p>TAR<1.5%=5 POINTS TAR>=1.5%BUT<2.5%=2 POINTS TAR>=2.5%=0 POINTS</p>			

Measures the Tenant Receivables of HA
Ability of HA to collect Rents

ACCOUNTS PAYABLE

		<u>September</u> <u>30, 2019</u> <u>Unaudited</u> <u>Submission</u>	
	FDS # December 31, 2019		
ACCOUNTS PAYABLE	312 55,198.00	44,955.00	<u>Measures the Accounts Payable of HA</u> Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313 -	-	
MONTHLY OPERATING EXP	137,699.67	134,909.58	
	0.40	0.33	
	4.00	4.00	
A/P<.75 = 4 POINTS			
A/P>=.75BUT<1.5=2POINTS			
A/P>=1.5=0 POINTS			
Total Management Score	14.00	14.00	