SALEM HOUSING AUTHORITY

FASS - FINANCIAL SUB-INDICATORS

December 31, 2019

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

VOL 76 No.36 FEDERAL REGISTER 2/23/11 VOL 76 No.36 Enter data in blue shaded cells

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

		QUICK	RATIO	
			<u>September 30, 2019</u>	
		December 31, 2019	Unaudited Submission	Measures Liquidity
				Ability of CASH and Current Receivables
	FDS #			to cover Current Liabilities
ASH	111	439,181.00	407,029.00	
ENANT SECURITY	114	17,375.00	17,375.00	
ASH REST FOR CURRENT LIAB	115	-	-	
OTAL RECEIVABLES NET OF ALLOW	120	72,281.00	64,884.00	
NVESTMENTS UNREST	131	-	-	
NVESTMENTS REST FOR CURR LIAB	135	-	-	
REPAID EXPENSES	142	10,578.00	55,042.00	
NTERPROGRAM	144	14,439.00	14,439.00	
		553,854.00	558,769.00	
OTAL CURRENT LIAB	310	278,177.00	268,006.00	
ESS: 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	

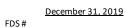
SCORE OF 2 OR MORE =12 POINTS

SCORE OF 1-2 SORE INCREASES FROM 7.2-12

LESS THAN 1 = 0 POINTS

		MENAR (months expe	endable net assets ratio)	
		<u>December 31, 2019</u>	September 30, 2019 Unaudited Submission	
	FDS #			Measures Adequacy of Reserves
EXPENDABLE NET ASSETS		275,677.00	290,763.00	How many months could the HA operate if all funding stopped
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,652,396	1,618,915	
				Cash + Curr Receivables - Curr Liabilities /
AVERAGE MONTHLY OPERATING EXP		137,699.67	134,909.58	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



September 30, 2019 Unaudited Submission

Measures Ability to cover Debt

1				
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	NOTE - Salem HA has only CFP debt. If the HA
		-	-	has no other debt, two points are automatically
				awarded.
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/01</u>	<u>#DIV/01</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	

INDICATOR	POINTS						
PHYSICAL	40.00						
FINANCIAL	25.00						
MANAGEMENT	25.00						
CAPITAL FUND	10.00						
	100.00						
	١	/ALUE			POINTS		MANAGEMENT
	OR	TAR	AP	OR	TAR	AP	SCORE
AMP 1	95.19%	1.94%	0.40	8.00	2.00	4.00	14.00
OVERAL MANAGMENT SCORE							14.00
OCCUPANCY RATE							
	September						
<u>30, 2019</u>							

			<u>30, 2019</u>	
			<u>Unaudited</u>	
	Dece	ember 31, 2019	<u>Submission</u>	Measures Occupancy of HA
				Ability of keep HA units Occupied
	FDS #			GOAL of at least <u>98%</u>
UML (Beginning of Month)	11210	514	2,037	
UMA	11190	540	2,160	
OCCUPANCY RATE		<u>95.19</u> %	94.31%	
		8.00	8.00	
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	
			September	
			<u>30, 2019</u>	
			<u>Unaudited</u>	
	De	ecember 31, 2019	<u>Submission</u>	
	FDS #			
TENANTS A/R	126	11,147.00	10,395.00	Measures the Tenant Receivables of HA
ANNUAL TENANT REV	70500	574,228.00	580,409.00	Ability of HA to collect Rents
TAR RATIO		1.94%	1.79%	
TAR<1.5%=5 POINTS		2.00	2.00	
TAR>=1.5%BUT<2.5%=2 POINTS				
TAR>=2.5%=0 POINTS				

ACCOUNTS PAYABLE

ACCOUNTS PAYABLE PAST DUE A/P >90 DAYS	FDS# De 312 313	<u>cember 31, 2019</u> 55,198.00 -	September 30, 2019 Unaudited Submission 44,955.00 -	<u>Measures the Accounts Payable of HA</u> Ability of HA to pay bills timely
MONTLY 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	