

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

Enter data in blue shaded cells

INDICATOR	POINTS
PHYSICAL	40.00
FINANCIAL	25.00
MANAGEMENT	25.00
CAPITAL FUND	10.00
	<u>100.00</u>

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	VALUE			POINTS			FINANCIAL SCORE
	QR	MENAR	DSCR	QR	MENAR	DSCR	
AMP 1	2.33	1.23	#DIV/0!	12.00	6.90	2.00	20.90
OVERALL FINANCIAL SCORE							<u>20.90</u>

QUICK RATIO

	FDS #	August 31, 2019	September 30, 2018 Audited Submission	
CASH	111	322,326.00	273,282.00	Measures Liquidity Ability of CASH and Current Receivables to cover Current Liabilities
TENANT SECURITY	114	21,377.00	21,377.00	
CASH REST FOR CURRENT LIAB	115	-	-	
TOTAL RECEIVABLES NET OF ALLOW	120	39,355.00	61,212.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	69,951.00	49,684.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		<u>467,448.00</u>	<u>419,994.00</u>	
TOTAL CURRENT LIAB	310	290,798.00	268,355.00	
LESS: CURRENT PORTION OF LTD	343	(90,000.00)	(85,000.00)	
		<u>200,798.00</u>	<u>183,355.00</u>	
QUICK RATIO		<u>2.33</u>	<u>2.29</u>	
		<u>12.00</u>	<u>12.00</u>	

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 #	August 31, 2019	September 30, 2018 Audited Submission	
EXPENDABLE NET ASSETS		176,650.00	151,639.00	Measures Adequacy of Reserves How many months could the HA operate if all funding stopped
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,718,185	1,515,299	
AVERAGE MONTHLY OPERATING EXP		143,182.09	126,274.92	
MENAR		<u>1.23</u>	<u>1.20</u>	= Number of Months
		<u>6.90</u>	<u>6.89</u>	

MENAR OF LESS THAN 1 = 0 POINTS
 MENAR OF **1-4** SCORE INCR FROM 6.6 TO 11

DEBT SERVICE

	FDS #	August 31, 2019	September 30, 2018 Audited Submission	
				Measures Ability to cover Debt

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
		-	-
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>
		<u>2.00</u>	<u>2.00</u>
no debt service = 2 points			
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		<u>20.90</u>	<u>20.89</u>

NOTE - Salem HA has only CFP debt. If the HA has no other debt, two points are automatically awarded.

Enter data in blue shaded cells

INDICATOR	POINTS
PHYSICAL	40.00
FINANCIAL	25.00
MANAGEMENT	25.00
CAPITAL FUND	10.00
	<u>100.00</u>

	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	94.04%	1.95%	0.33	8.00	2.00	4.00	14.00
OVERAL MANAGMENT SCORE							<u>14.00</u>

OCCUPANCY RATE			
	FDS #	August 31, 2019	September 30, 2018 Audited Submission
UML (Beginning of Month)	11210	1,862	2,043
UMA	11190	<u>1,980</u>	<u>2,160</u>
OCCUPANCY RATE		<u>94.04%</u>	<u>94.58%</u>
		<u>8.00</u>	<u>8.00</u>

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

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

TAR			
	FDS #	August 31, 2019	September 30, 2018 Audited Submission
TENANTS A/R	126	11,351.00	13,152.00
ANNUAL TENANT REV	70500	583,328.73	568,299.00
TAR RATIO		1.95%	2.31%
		<u>2.00</u>	<u>2.00</u>

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

TAR < 1.5% = 5 POINTS
 TAR >= 1.5% BUT < 2.5% = 2 POINTS
 TAR >= 2.5% = 0 POINTS

ACCOUNTS PAYABLE

	<u>FDS #</u>	<u>August 31, 2019</u>	<u>September 30, 2018 Audited Submission</u>	
ACCOUNTS PAYABLE	312	47,873.00	16,201.00	Measures the Accounts Payable of HA Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		143,182.09	126,274.92	
		0.33	0.13	
		<u>4.00</u>	<u>4.00</u>	
<p>A/P<.75 = 4 POINTS A/P>=.75 BUT<1.5=2POINTS A/P>=1.5=0 POINTS</p>				
Total Management Score		<u>14.00</u>	<u>14.00</u>	