

SALEM HOUSING AUTHORITY
 FASS - FINANCIAL SUB-INDICATORS
 September 30, 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	2.15	1.40	#DIV/0!	12.00	7.00	2.00	21.00
OVERALL FINANCIAL SCORE							<u>21.00</u>

QUICK RATIO

	September 30, 2019	September 30, 2018 Audited Submission	
	FDS #		
CASH	111 389,511.00	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 57,884.00	61,212.00	
INVESTMENTS UNREST	131 -	-	
INVESTMENTS REST FOR CURR LIAB	135 -	-	
PREPAID EXPENSES	142 55,041.00	49,684.00	
INTERPROGRAM	144 14,439.00	14,439.00	
	<u>538,252.00</u>	<u>419,994.00</u>	
TOTAL CURRENT LIAB	310 339,811.00	268,355.00	
LESS: CURRENT PORTION OF LTD	343 (90,000.00)	(85,000.00)	
	<u>249,811.00</u>	<u>183,355.00</u>	
QUICK RATIO	<u>2.15</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)

	September 30, 2019	September 30, 2018 Audited Submission	
	FDS #		
EXPENDABLE NET ASSETS	198,441.00	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 1,705,474	1,515,299	
AVERAGE MONTHLY OPERATING EXP	142,122.83	126,274.92	
MENAR	<u>1.40</u>	<u>1.20</u>	= Number of Months
	<u>7.00</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

	September 30, 2019	September 30, 2018 Audited Submission	
	FDS #		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>21.00</u>	<u>20.89</u>

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

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	<u>100.00</u>

	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	94.31%	1.78%	0.46	8.00	2.00	4.00	14.00
OVERAL MANAGMENT SCORE							<u>14.00</u>

OCCUPANCY RATE				
	FDS #	<u>September 30, 2019</u>	<u>September 30, 2018 Audited Submission</u>	<u>Measures Occupancy of HA</u> Ability of keep HA units Occupied GOAL of at least <u>98%</u>
UML (Beginning of Month)	11210	2,037	2,043	
UMA	11190	<u>2,160</u>	<u>2,160</u>	
OCCUPANCY RATE		<u>94.31%</u>	<u>94.58%</u>	
		<u>8.00</u>	<u>8.00</u>	
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 #	<u>September 30, 2019</u>	<u>September 30, 2018 Audited Submission</u>	<u>Measures the Tenant Receivables of HA</u> Ability of HA to collect Rents
TENANTS A/R	126	10,395.00	13,152.00	
ANNUAL TENANT REV	70500	583,858.00	568,299.00	
TAR RATIO		1.78%	2.31%	
		<u>2.00</u>	<u>2.00</u>	
TAR < 1.5% = 5 POINTS TAR >= 1.5% BUT < 2.5% = 2 POINTS TAR >= 2.5% = 0 POINTS				

ACCOUNTS PAYABLE

	<u>FDS #</u>	<u>September 30, 2019</u>	<u>September 30, 2018 Audited Submission</u>	
ACCOUNTS PAYABLE	312	65,366.00	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		142,122.83	126,274.92	
		0.46	0.13	
		<u>4.00</u>	<u>4.00</u>	
<p>A/P<.75 = 4 POINTS A/P>=.75BUT<1.5=2POINTS A/P>=1.5=0 POINTS</p>				
Total Management Score		<u>14.00</u>	<u>14.00</u>	