

SALEM HOUSING AUTHORITY  
 FASS - FINANCIAL SUB-INDICATORS  
 February 29, 2020

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	2.64	1.13	#DIV/0!	12.00	6.80	2.00	20.80
OVERALL FINANCIAL SCORE							<u>20.80</u>

QUICK RATIO

		February 29, 2020	September 30, 2019 Unaudited Submission	
	FDS #			<b>Measures Liquidity</b> Ability of CASH and Current Receivables to cover Current Liabilities
CASH	111	281,840.00	407,029.00	
TENANT SECURITY	114	17,375.00	17,375.00	
CASH REST FOR CURRENT LIAB	115	-	-	
TOTAL RECEIVABLES NET OF ALLOW	120	37,145.00	64,884.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	71,179.00	55,042.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		<u>421,978.00</u>	<u>558,769.00</u>	
TOTAL CURRENT LIAB	310	250,124.00	268,006.00	
LESS: CURRENT PORTION OF LTD	343	(90,000.00)	(90,000.00)	
		<u>160,124.00</u>	<u>178,006.00</u>	
QUICK RATIO		<u>2.64</u>	<u>3.14</u>	
		<u>12.00</u>	<u>12.00</u>	
SCORE OF <b>2 OR MORE</b> =12 POINTS SCORE OF 1-2 SCORE INCREASES FROM 7.2-12 LESS THAN 1 =0 POINTS				

MENAR (months expendable net assets ratio)

		February 29, 2020	September 30, 2019 Unaudited Submission	
	FDS #			<b>Measures Adequacy of Reserves</b> How many months could the HA operate if all funding stopped  Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses  = Number of Months
EXPENDABLE NET ASSETS		171,854.00	290,763.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,832,933	1,618,915	
AVERAGE MONTHLY OPERATING EXP		152,744.40	134,909.58	
MENAR		<u>1.13</u>	<u>2.16</u>	
		<u>6.80</u>	<u>7.50</u>	
MENAR OF LESS THAN 1 = 0 POINTS MENAR OF <b>1-4</b> SCORE INCR FROM 6.6 TO 11				

DEBT SERVICE

		February 29, 2020	September 30, 2019 Unaudited Submission	
	FDS #			<b>Measures Ability to cover Debt</b>

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 <b>1.25 or more</b> = 2 points			
DSCR of 1 to 1.25 = 1 point			
DSCR of less than 1 = 0 points			
Total Financial Score		<u>20.80</u>	<u>21.50</u>

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

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	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	95.22%	2.22%	0.34	8.00	2.00	4.00	14.00
OVERAL MANAGMENT SCORE							<u>14.00</u>

OCCUPANCY RATE			
	FDS #	February 29, 2020	September 30, 2019 Unaudited Submission
UML (Beginning of Month)	11210	857	2,037
UMA	11190	<u>900</u>	<u>2,160</u>
OCCUPANCY RATE		<u>95.22%</u>	<u>94.31%</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 #	February 29, 2020	September 30, 2019 Unaudited Submission
TENANTS A/R	126	12,881.00	10,395.00
ANNUAL TENANT REV	70500	580,711.20	580,409.00
TAR RATIO		2.22%	1.79%
		<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>February 29, 2020</u>	<u>September 30, 2019 Unaudited Submission</u>	
ACCOUNTS PAYABLE	312	51,219.00	44,955.00	<b>Measures the Accounts Payable of HA Ability of HA to pay bills timely</b>
PAST DUE A/P >90 DAYS	313	-	-	
MONTHLY OPERATING EXP		152,744.40	134,909.58	
		0.34	0.33	
		<u>4.00</u>	<u>4.00</u>	
A/P<.75 = 4 POINTS				
A/P>=.75BUT<1.5=2POINTS				
A/P>=1.5=0 POINTS				
Total Management Score		<u>14.00</u>	<u>14.00</u>	