

SALEM HOUSING AUTHORITY  
 FASS - FINANCIAL SUB-INDICATORS  
 February 28, 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	2.00	1.20	#DIV/0!	12.00	6.90	2.00	20.90
OVERALL FINANCIAL SCORE							<u>20.90</u>

QUICK RATIO

	FDS #	February 28, 2019	September 30, 2018 Unaudited Submission	
CASH	111	370,553.00	273,282.00	<b>Measures Liquidity</b> 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	39,632.00	61,212.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	67,902.00	49,684.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		<u>513,903.00</u>	<u>419,994.00</u>	
TOTAL CURRENT LIAB	310	342,265.00	259,367.00	
LESS: CURRENT PORTION OF LTD	343	(85,000.00)	(85,000.00)	
		<u>257,265.00</u>	<u>174,367.00</u>	
QUICK RATIO		<u>2.00</u>	<u>2.41</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 #	February 28, 2019	September 30, 2018 Unaudited Submission	
EXPENDABLE NET ASSETS		171,638.00	160,627.00	<b>Measures Adequacy of Reserves</b> How many months could the HA operate if all funding stopped
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,720,445	1,584,505	
AVERAGE MONTHLY OPERATING EXP		143,370.40	132,042.08	
MENAR		<u>1.20</u>	<u>1.22</u>	= Number of Months
		<u>6.90</u>	<u>6.92</u>	

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

DEBT SERVICE

	FDS #	February 28, 2019	September 30, 2018 Unaudited Submission	
				<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 = 2points			
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>20.90</u>	<u>20.92</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	91.89%	2.16%	0.24	1.00	2.00	4.00	7.00
OVERAL MANAGMENT SCORE							<u>7.00</u>

OCCUPANCY RATE			
	FDS #	February 28, 2019	September 30, 2018 Unaudited Submission
UML (Beginning of Month)	11210	827	2,043
UMA	11190	<u>900</u>	<u>2,160</u>
OCCUPANCY RATE		<u>91.89%</u>	<u>94.58%</u>
		<u>1.00</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 28, 2019	September 30, 2018 Unaudited Submission
TENANTS A/R	126	12,012.00	13,152.00
ANNUAL TENANT REV	70500	555,912.00	568,299.00
TAR RATIO		2.16%	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>February 28, 2019</u>	<u>September 30, 2018 Unaudited Submission</u>	
ACCOUNTS PAYABLE	312	34,124.00	16,201.00	<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		143,370.40	132,042.08	
		0.24	0.12	
		<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>7.00</u>	<u>14.00</u>	