

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
	100.00

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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							20.90

QUICK RATIO

		February 28, 2019	September 30, 2018 Unaudited Submission	Measures Liquidity Ability of CASH and Current Receivables to cover Current Liabilities
	FDS #			
CASH	111	370,553.00	273,282.00	
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	
		513,903.00	419,994.00	
TOTAL CURRENT LIAB	310	342,265.00	259,367.00	
LESS: CURRENT PORTION OF LTD	343	(85,000.00)	(85,000.00)	
		257,265.00	174,367.00	
QUICK RATIO		2.00	2.41	
		12.00	12.00	
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)

		February 28, 2019	September 30, 2018 Unaudited Submission	Measures Adequacy of Reserves How many months could the HA operate if all funding stopped
	FDS #			
EXPENDABLE NET ASSETS		171,638.00	160,627.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,720,445	1,584,505	
AVERAGE MONTHLY OPERATING EXP		143,370.40	132,042.08	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses
MENAR		1.20	1.22	= Number of Months
		6.90	6.92	
MENAR OF LESS THAN 1 =0 POINTS				
MENAR OF 1-4 SCORE INCR FROM 6.6 TO 11				

DEBT SERVICE

		February 28, 2019	September 30, 2018 Unaudited Submission	Measures Ability to cover Debt
	FDS #			

Total Interest Expense & Amortization (LRPH)	96700	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.
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>	
		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		20.90	20.92	

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

AMP 1 OVERAL MANAGMENT SCORE	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
	91.89%	2.16%	0.24	1.00	2.00	4.00	7.00
							<u>7.00</u>

OCCUPANCY RATE			
		<u>September 30, 2018 Unaudited Submission</u>	
	<u>February 28, 2019</u>		
	FDS #		
UML (Beginning of Month)	11210	827	2,043
UMA	11190	<u>900</u>	<u>2,160</u>
OCCUPANCY RATE		91.89%	94.58%
		<u>1.00</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			

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

TAR			
		<u>September 30, 2018 Unaudited Submission</u>	
	<u>February 28, 2019</u>		
	FDS #		
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>
TAR<1.5%=5 POINTS TAR>=1.5%BUT<2.5%=2 POINTS TAR>=2.5%=0 POINTS			

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

ACCOUNTS PAYABLE

		<u>September</u> <u>30, 2018</u> <u>Unaudited</u> <u>Submission</u>	
	<u>FDS #</u> <u>February 28, 2019</u>		
ACCOUNTS PAYABLE	312 34,124.00	16,201.00	<u>Measures the Accounts Payable of HA</u> Ability of HA to pay bills timely
PAST DUE A/P >90 DAYS	313 -	-	
MONTHLY OPERATING EXP	143,370.40	132,042.08	
	0.24	0.12	
	4.00	4.00	
A/P<.75 = 4 POINTS			
A/P>=.75BUT<1.5=2POINTS			
A/P>=1.5=0 POINTS			
Total Management Score	7.00	14.00	