

SALEM HOUSING AUTHORITY  
FASS - FINANCIAL SUB-INDICATORS  
November 30, 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	2.88	2.39	#DIV/0!	12.00	7.75	2.00	21.75
OVERALL FINANCIAL SCORE							21.75

QUICK RATIO

		<u>November 30, 2019</u>	<u>September 30, 2019</u> Unaudited Submission	<u>Measures Liquidity</u> Ability of CASH and Current Receivables to cover Current Liabilities
	FDS #			
CASH	111	523,233.00	407,029.00	
TENANT SECURITY	114	17,375.00	17,375.00	
CASH REST FOR CURRENT LIAB	115	-	-	
TOTAL RECEIVABLES NET OF ALLOW	120	40,166.00	64,884.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	25,292.00	55,042.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		620,505.00	558,769.00	
TOTAL CURRENT LIAB	310	305,157.00	268,006.00	
LESS: CURRENT PORTION OF LTD	343	(90,000.00)	(90,000.00)	
		215,157.00	178,006.00	
QUICK RATIO		2.88	3.14	
		12.00	12.00	
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)

		<u>November 30, 2019</u>	<u>September 30, 2019</u> Unaudited Submission	<u>Measures Adequacy of Reserves</u> How many months could the HA operate if all funding stopped
	FDS #			
EXPENDABLE NET ASSETS		315,348.00	290,763.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,580,694	1,618,915	
AVERAGE MONTHLY OPERATING EXP		131,724.50	134,909.58	
MENAR		2.39	2.16	= Number of Months
		7.75	7.50	
MENAR OF LESS THAN 1 =0 POINTS				
MENAR OF <b>1.4</b> SCORE INCR FROM 6.6 TO 11				

DEBT SERVICE

		<u>November 30, 2019</u>	<u>September 30, 2019</u> Unaudited Submission	<u>Measures Ability to cover Debt</u>
	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 <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		21.75	21.50	

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	<u>100.00</u>

AMP 1 OVERAL MANAGMENT SCORE	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
	95.56%	1.88%	0.30	8.00	2.00	4.00	
							<u>14.00</u>

OCCUPANCY RATE			
		<u>September 30, 2019 Unaudited Submission</u>	
	<u>November 30, 2019</u>		
	FDS #		
UML (Beginning of Month)	11210	344	2,037
UMA	11190	<u>360</u>	<u>2,160</u>
OCCUPANCY RATE		95.56%	94.31%
		<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			

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

TAR			
		<u>September 30, 2019 Unaudited Submission</u>	
	<u>November 30, 2019</u>		
	FDS #		
TENANTS A/R	126	10,834.00	10,395.00
ANNUAL TENANT REV	70500	575,220.00	580,409.00
TAR RATIO		1.88%	1.79%
		<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, 2019</u> <u>Unaudited</u> <u>Submission</u>	
	<u>FDS #</u> <u>November 30, 2019</u>		
ACCOUNTS PAYABLE	312 39,684.00	44,955.00	<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	131,724.50	134,909.58	
	0.30	0.33	
	4.00	4.00	
A/P<.75 = 4 POINTS			
A/P>=.75BUT<1.5=2POINTS			
A/P>=1.5=0 POINTS			
Total Management Score	14.00	14.00	