

SALEM HOUSING AUTHORITY
 FASS - FINANCIAL SUB-INDICATORS
 May 31, 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	2.13	1.04	#DIV/0!	12.00	6.60	2.00	20.60
OVERALL FINANCIAL SCORE							<u>20.60</u>

QUICK RATIO

	FDS #	May 31, 2019	September 30, 2018 Unaudited Submission	
CASH	111	365,357.00	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	15,857.00	61,212.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	28,185.00	49,684.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		<u>445,215.00</u>	<u>419,994.00</u>	
TOTAL CURRENT LIAB	310	293,547.00	259,367.00	
LESS: CURRENT PORTION OF LTD	343	(85,000.00)	(85,000.00)	
		<u>208,547.00</u>	<u>174,367.00</u>	
QUICK RATIO		<u>2.13</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 #	May 31, 2019	September 30, 2018 Unaudited Submission	
EXPENDABLE NET ASSETS		151,668.00	160,627.00	Measures Adequacy of Reserves How many months could the HA operate if all funding stopped
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,743,399	1,584,505	
AVERAGE MONTHLY OPERATING EXP		145,283.25	132,042.08	
MENAR		<u>1.04</u>	<u>1.22</u>	= Number of Months
		<u>6.60</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 #	May 31, 2019	September 30, 2018 Unaudited Submission	
				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 = 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		<u>20.60</u>	<u>20.92</u>

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

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>

	VALUE			POINTS			MANAGEMENT SCORE
	OR	TAR	AP	OR	TAR	AP	
AMP 1	92.99%	1.36%	0.22	4.00	5.00	4.00	13.00
OVERAL MANAGMENT SCORE							<u>13.00</u>

OCCUPANCY RATE				
	FDS #	<u>May 31, 2019</u>	<u>September 30, 2018</u> <u>Unaudited Submission</u>	<u>Measures Occupancy of HA</u> Ability of keep HA units Occupied GOAL of at least 98%
UML (Beginning of Month)	11210	1,339	2,043	
UMA	11190	<u>1,440</u>	<u>2,160</u>	
OCCUPANCY RATE		<u>92.99%</u>	<u>94.58%</u>	
		<u>4.00</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>May 31, 2019</u>	<u>September 30, 2018</u> <u>Unaudited Submission</u>	<u>Measures the Tenant Receivables of HA</u> Ability of HA to collect Rents
TENANTS A/R	126	7,895.00	13,152.00	
ANNUAL TENANT REV	70500	582,403.50	568,299.00	
TAR RATIO		1.36%	2.31%	
		<u>5.00</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>May 31, 2019</u>	<u>September 30, 2018 Unaudited Submission</u>	
ACCOUNTS PAYABLE	312	31,280.00	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		145,283.25	132,042.08	
		0.22	0.12	
		<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>13.00</u>	<u>14.00</u>	