

SALEM HOUSING AUTHORITY
FASS - FINANCIAL SUB-INDICATORS
April 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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AMP 1 OVERALL FINANCIAL SCORE	VALUE			POINTS			FINANCIAL SCORE
	QR	MENAR	DSCR	QR	MENAR	DSCR	
	2.10	1.05	#DIV/0!	12.00	6.60	2.00	20.60
							20.60

QUICK RATIO

		<u>April 30, 2019</u>	<u>September 30, 2018</u> Unaudited Submission	<u>Measures Liquidity</u> Ability of CASH and Current Receivables to cover Current Liabilities
	FDS #			
CASH	111	370,574.00	273,282.00	
TENANT SECURITY	114	21,377.00	21,377.00	
CASH REST FOR CURRENT LIAB	115	-	-	
TOTAL RECEIVABLES NET OF ALLOW	120	8,878.00	61,212.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	37,678.00	49,684.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		452,946.00	419,994.00	
TOTAL CURRENT LIAB	310	300,383.00	259,367.00	
LESS: CURRENT PORTION OF LTD	343	(85,000.00)	(85,000.00)	
		215,383.00	174,367.00	
QUICK RATIO		2.10	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)

		<u>April 30, 2019</u>	<u>September 30, 2018</u> Unaudited Submission	<u>Measures Adequacy of Reserves</u> How many months could the HA operate if all funding stopped
	FDS #			
EXPENDABLE NET ASSETS		152,563.00	160,627.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,748,621	1,584,505	
AVERAGE MONTHLY OPERATING EXP		145,718.43	132,042.08	Cash + Curr Receivables -Curr Liabilities / Average monthly Operating Expenses
MENAR		1.05	1.22	= Number of Months
		6.60	6.92	
MENAR OF LESS THAN 1 =0 POINTS				
MENAR OF 1-4 SCORE INCR FROM 6.6 TO 11				

DEBT SERVICE

		<u>April 30, 2019</u>	<u>September 30, 2018</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 1.25 or more 2 points				
DSCR of 1 to 1.25 = 1 point				
DSCR of less than 1 = 0 points				
Total Financial Score		20.60	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	
	92.62%	0.92%	0.16	4.00	5.00	4.00	13.00
							<u>13.00</u>

OCCUPANCY RATE			
		<u>September 30, 2018 Unaudited Submission</u>	
	<u>April 30, 2019</u>		
	FDS #		
UML (Beginning of Month)	11210	1,167	2,043
UMA	11190	<u>1,260</u>	<u>2,160</u>
OCCUPANCY RATE		92.62%	94.58%
		<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			

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

TAR			
		<u>September 30, 2018 Unaudited Submission</u>	
	<u>April 30, 2019</u>		
	FDS #		
TENANTS A/R	126	5,286.00	13,152.00
ANNUAL TENANT REV	70500	577,158.86	568,299.00
TAR RATIO		0.92%	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			

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>April 30, 2019</u>	
ACCOUNTS PAYABLE	312	23,171.00	16,201.00
PAST DUE A/P >90 DAYS	313	-	-
MONTHLY OPERATING EXP		145,718.43	132,042.08
		0.16	0.12
		4.00	4.00
<p>A/P<.75 = 4 POINTS</p> <p>A/P>=.75BUT<1.5=2POINTS</p> <p>A/P>=1.5=0 POINTS</p>			
Total Management Score		13.00	14.00

Measures the Accounts Payable of HA
Ability of HA to pay bills timely