

SALEM HOUSING AUTHORITY  
FASS - FINANCIAL SUB-INDICATORS  
June 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

VOL 76 No.36  
FEDERAL REGISTER 2/23/11  
VOL 76 No.36

	VALUE			POINTS			FINANCIAL SCORE
	QR	MENAR	DSCR	QR	MENAR	DSCR	
AMP 1	2.22	1.16	#DIV/0!	12.00	6.85	2.00	20.85
OVERALL FINANCIAL SCORE							20.85

QUICK RATIO

		<u>June 30, 2019</u>	<u>September 30, 2018</u> <u>Audited Submission</u>	<u>Measures Liquidity</u> Ability of CASH and Current Receivables to cover Current Liabilities
	FDS #			
CASH	111	328,694.00	273,282.00	
TENANT SECURITY	114	21,377.00	21,377.00	
CASH REST FOR CURRENT LIAB	115	-	-	
TOTAL RECEIVABLES NET OF ALLOW	120	5,346.00	61,212.00	
INVESTMENTS UNREST	131	-	-	
INVESTMENTS REST FOR CURR LIAB	135	-	-	
PREPAID EXPENSES	142	90,070.00	49,684.00	
INTERPROGRAM	144	14,439.00	14,439.00	
		459,926.00	419,994.00	
TOTAL CURRENT LIAB	310	291,948.00	268,355.00	
LESS: CURRENT PORTION OF LTD	343	(85,000.00)	(85,000.00)	
		206,948.00	183,355.00	
QUICK RATIO		2.22	2.29	
		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>June 30, 2019</u>	<u>September 30, 2018</u> <u>Audited Submission</u>	<u>Measures Adequacy of Reserves</u> How many months could the HA operate if all funding stopped
	FDS #			
EXPENDABLE NET ASSETS		167,978.00	151,639.00	
OPERATING EXPS (LRPH only - exclude CFP costs)	96900	1,732,519	1,515,299	
AVERAGE MONTHLY OPERATING EXP		144,376.56	126,274.92	
MENAR		1.16	1.20	= Number of Months
		6.85	6.89	
MENAR OF LESS THAN 1 =0 POINTS				
MENAR OF <b>1-4</b> SCORE INCR FROM 6.6 TO 11				

DEBT SERVICE

		<u>June 30, 2019</u>	<u>September 30, 2018</u> <u>Audited Submission</u>	<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		20.85	20.89	

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	
	93.33%	1.20%	0.31	4.00	5.00	4.00	13.00
							<u>13.00</u>

OCCUPANCY RATE			
		<u>September 30, 2018 Audited Submission</u>	
	<u>June 30, 2019</u>		
	FDS #		
UML (Beginning of Month)	11210	1,512	2,043
UMA	11190	<u>1,620</u>	<u>2,160</u>
OCCUPANCY RATE		93.33%	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 Audited Submission</u>	
	<u>June 30, 2019</u>		
	FDS #		
TENANTS A/R	126	7,049.00	13,152.00
ANNUAL TENANT REV	70500	586,430.67	568,299.00
TAR RATIO		1.20%	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
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		<u>September</u> <u>30, 2018</u> <u>Audited</u> <u>Submission</u>	
	<u>FDS #</u>	<u>June 30, 2019</u>	
ACCOUNTS PAYABLE	312	45,266.00	16,201.00
PAST DUE A/P >90 DAYS	313	-	-
MONTHLY OPERATING EXP		144,376.56	126,274.92
		0.31	0.13
		4.00	4.00
<p>A/P&lt;.<b>.75</b> = 4 POINTS</p> <p>A/P&gt;=.75BUT&lt;1.5=2POINTS</p> <p>A/P&gt;=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