

Nocona Housing Authority

ESTIMATED FASS SCORE BASED ON BUDGET FOR
NUMBER OF UNITS: 90

12/31/2026

SCORING SUMMARY

SCORING COMPONENTS		THIS YEAR	POSSIBLE	LOST
QUICK RATIO		12.0	12.0	0.0
MONTHS EXPENDABLE NET ASSETS RATIO		11.0	11.0	0.0
DEBT SERVICE COVERAGE RATIO		2.0	2.0	0.0
TOTAL POINTS		25.0	25.0	0.0

Below 15 points is failing

COMMENTS:

QUICK RATIO

MONTHS EXPENDABLE NET ASSET RATIO

This budget projects 14.76 months expendable net asset ratio

DEBT SERVICE COVERAGE RATIO

Quick Ratio (QR)

NUMERATOR	BS		BS	DENOMINATOR	
CASH	687,621	*-/	38,265	310-CURR LIABILITIES	65,790
Project profit/loss vs. actual	13,002		25,964	347-INTERPROGRAM	
(Excess)/Deficiency in CFP's					
Tenant A/R			5,053		
Other A/R			-		
INVESTMENTS			-		
PREPAID EXP			3,655		
TOTALS			747,555	Divided by	65,790
				CURRENT RATIO (CR) =	11.36
ITS MEANING:				YOUR SCORE:	12.0 OUT OF 12
There were \$11.36 of current assets to pay every dollar of current liabilities.					
				CR less than	1.0 -
				CR equals	1.0 7.2
				CR between	1.0 and 2.0 12.0
				CR more than	2.0 12.0

MONTHS EXPENDABLE NET ASSETS RATIO (MENAR)

NUMERATOR		DENOMINATOR	
111-CASH	725,886	969-TOTAL EXPENSES	543,859
Project profit/loss vs. actual	12,962	971-EXTRAORD MAINT	-
(Excess)/Deficiency in CFP's		972-CASUALTY LOSS	-
120-NET A/R	5,053	977-DEBT PYMT (GOVT)	-
131-INVESTMENTS	-	1102-DEBT PYMT (ENT)	-
142-PREPAID EXP	3,655		
310-CURR LIABILITIES	65,790	ANNUAL EXPENSES AND COMMITMENTS	543,859
343-CURR LONG TERM DEBT	-	Divided by	12 mo.
347-INTERPROGRAM	-	AVG. MO. EXPENSES	45,322
EXPENDABLE FUNDS	668,803 →	MONTHS EXPENDABLE FUND BALANCE (MEFB) =	14.76
ITS MEANING:		YOUR SCORE:	11.0 OUT OF 11
There were enough expendable funds to pay for about 14.76 months worth of average expenses and commitments.			
ESTIMATED EXPENDABLE FUND BALANCE IS	681,765		
		MEFB less than	1.0 -
		MEFB equals	1.0 6.6
		MEFB between	1.0 and 4.0 11.0
		MEFB more than	4.0 11.0

Operating Budget

Nocona Housing Authority				Client # 1340	
Project Number	TX186	Fiscal Year	12/31/2026	Original	X
Number of Units	90	PHA Code	TX186	Revision	
Eligible Units	90	PUM	1080	Completed	12/2/2025
		EUM	1080	Subsidy entered	

		12/31/2026		12/31/2025		12/31/2024	
		YTD PUM	YTD Amount	YTD PUM	YTD Amount	YTD PUM	YTD Amount
INCOME							
OPERATING REVENUES							
3110.0000.0001	Dwelling Rental	350.00	378,000	347.66	375,468	332.93	359,568
3422.0000.0001	Tenant Revenue - Other	7.87	8,500	9.92	10,714	6.62	7,152
TOTAL OPERATING REVENUES		357.87	386,500	357.58	386,182	339.56	366,720
OPERATING SUBSIDY							
3401.0000.0001	HUD Operating Subsidy - Current	153.29	165,554	153.29	165,554	167.27	180,648
3402.0000.0001	Hud Operating Subsidy - Prior	-		0.19	206	0.19	206
TOTAL OPERATING SUBSIDY		153.29	165,554	153.48	165,760	167.46	180,854
OTHER REVENUES							
3610.0000.0001	Interest Income Unrestricted	0.06	70	0.06	68	0.06	60
3691.0000.XXXX	CFP (1406) to Operations-2026	18.52	20,000	169.39	182,947	44.48	48,040
3699.0000.0001	Other Revenue	9.26	10,000	10.39	11,218	9.32	10,062
TOTAL OTHER REVENUES		27.84	30,070	179.85	194,233	53.85	58,162
TOTAL INCOME		539	582,124	691	746,175	561	605,736
ADMINISTRATION							
4110.0000.0001	Administrative Salaries	115.19	124,407	99.03	106,956	92.87	100,305
4140.0000.0001	Advertising/Marketing	4.17	4,500	4.11	4,435	3.35	3,613
4150.0000.0001	Admin Travel	3.24	3,500	2.18	2,358	4.54	4,903
4180.0000.0001	Employee Benefits - ADM	42.49	45,894	34.89	37,685	33.40	36,075
4190.1000.0001	Phone/Internet	4.17	4,500	4.80	5,180	3.77	4,075
4190.4000.0001	Training	2.31	2,500	-	-	4.04	4,366
4190.9000.0001	Other Office Expenses	8.80	9,500	8.43	9,109	13.11	14,156
4199.0000.0001	Other Admin Expenses	11.23	12,126	9.57	10,335	12.36	13,351
TOTAL ADMINISTRATION		191.60	206,927	163.02	176,058	167.45	180,844
TENANT SERVICES							
4212.0000.0001	Tenant Relocation	2.31	2,500	3.18	3,433	2.57	2,780
4219.1000.0001	Tenant Participation Activities	-		-	-	0.26	281
TOTAL TENANT SERVICES		2.31	2,500	3.18	3,433	2.83	3,061
UTILITIES							
4310.0000.0001	Water	37.50	40,500	37.50	40,500	36.38	39,285
4320.0000.0001	Electricity	8.80	9,500	8.69	9,390	8.54	9,220
4330.0000.0001	Gas	7.59	8,200	7.46	8,059	7.23	7,806
4360.0000.0001	Sewer	23.85	25,758	23.85	25,758	22.73	24,543
TOTAL UTILITIES		77.74	83,958	77.51	83,707	74.86	80,853
SALARY & MAINTENANCE							
4410.0000.0001	Maintenance - Salaries	58.08	62,730	53.29	57,556	55.27	59,691
4420.0000.0001	Maintenance Materials	23.15	25,000	18.01	19,450	28.65	30,947
4430.0010.0001	Garbage & Trash Removal	21.94	23,700	21.71	23,450	20.87	22,536
4430.0020.0001	Heating and Cooling	9.72	10,500	9.46	10,212	9.70	10,472
4430.0050.0001	Landscape & Grounds	6.94	7,500	15.82	17,088	5.96	6,432
4430.0060.0001	Unit Turnaround	4.63	5,000	4.17	4,500	5.23	5,652
4430.0070.0001	Electrical	1.16	1,250	1.38	1,495	0.20	221
4430.0080.0001	Plumbing	8.33	9,000	6.02	6,501	16.08	17,370
4430.0090.0001	Extermination	3.24	3,500	3.02	3,267	2.98	3,220
4430.0100.0001	Janitorial	0.74	800	0.70	760	0.28	297
4430.0110.0001	Routine Maintenance	4.63	5,000	6.49	7,011	1.03	1,108
4430.0120.0001	Miscellaneous	-	-	-	-	0.17	184
4480.0000.0001	Employee Benefits - MTN	21.33	23,040	24.60	26,566	22.77	24,588
TOTAL SALARY & MAINTENANCE		163.91	177,020	164.68	177,857	169.18	182,716
GENERAL INSURANCE EXPENSE							
4510.0010.0001	Property Insurance	33.33	36,000	29.07	31,397	27.21	29,389
4510.0020.0001	Liability Insurance	1.39	1,500	1.19	1,287	1.27	1,376
4510.0030.0001	Workman's Comp Insurance	2.59	2,800	2.51	2,708	3.13	3,380
4510.0091.0001	Auto Insurance	2.08	2,250	1.76	1,905	2.64	2,851
4510.0092.0001	Bond Insurance	1.39	1,500	1.51	1,633	0.95	1,027
TOTAL INSURANCE		40.79	44,050	36.05	38,931	35.21	38,024

Operating Budget

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		EUM	1080	Subsidy entered		

		12/31/2026		12/31/2025		12/31/2024	
		YTD	YTD	YTD	YTD	YTD	YTD
		PUM	Amount	PUM	Amount	PUM	Amount
OTHER GENERAL EXPENSES							
4520.0000.0001	Payment in Lieu of Taxes	27.23	29,404	27.01	29,176	25.81	27,871
4550.0000.0001	Compensated Absences	-		-		2.58	2,787
4572.0000.0001	Collection Loss - Vacated Tenants	-		-		2.62	2,832
4599.0000.0001	Other General Expense	-		0.00	3	0.03	30
TOTAL OTHER GENERAL		27.23	29,404	27.02	29,179	31.04	33,520
TOTAL ROUTINE EXPENSES		503.57	543,859	471.45	509,165	480.57	519,018
NON-ROUTINE EXPENSES							
4610.0000.0001	Extraordinary Maintenance	-	-		843		
4620.0000.0001	Casualty Loss-Non Capitalized	-			7,478		8,170
TOTAL EXPENSES			-		8,321		8,170
CAPITAL EXPENSES							
7540.000	Property Betterments and Additions	-	-	187.71	202,725	-	
				187.71	202,725		-
TOTAL NON-ROUTINE EXPENSES				187.71	211,046		8,170
TOTAL EXPENSES		503.57	543,859	659.16	720,211	480.57	527,188
SURPLUS		35.43	38,265	31.74	25,964	80.30	78,549

PROVISION FOR ESTIMATED OR ACTUAL OPERATING RESERVES AT FISCAL YEAR END

Actual Operating Reserve at End of Previous Fiscal Year		12/31/2024	556,739.02
Provision for Operating Reserve - Current Budget Year Estimated for FYE		12/31/2025	25,963.84
Operating Reserve at End of Current Budget Year Estimated for FYE		12/31/2025	582,702.86
Provision for Operating Reserve - Requested Budget Year Estimated for FYE		12/31/2026	38,264.78
Operating Reserve at End of Requested Budget Year Estimated for FYE		12/31/2026	620,967.64
Estimated FASPHA points (out of 11)	11.0	Estimated EFB	14.76
Name	Tara Hall	Title	Executive Director
Signature		Date	

CALCULATIONS FOR CURRENT YEAR PROVISIONS**Nocona Housing Authority**

Estimated for year 12/31/2026

Subsidy Prorations Calculations**165,554.00 CY 2025**

100.00%

165,554.00 Prorated**2025**

Jan	13,550.03	obligation letter
Feb	12,238.74	obligation letter
Mar	13,550.03	obligation letter
Apr	12,834.16	obligation letter
May	13,241.38	obligation letter
Jun	12,814.24	obligation letter
Jul	16,705.84	obligation letter
Aug	18,355.58	obligation letter
Sep	14,129.33	obligation letter
Oct	14,129.33	obligation letter
Nov	14,129.33	obligation letter
Dec	9,876.00	estimated
	<u>165,554.00</u>	

FYE 12/31/25

165,554.00

Projected FY 12/31/26

165,554.00

Operating Expense

Nocona Housing Authority

FYE

12/31/2026**Fee Accounting**

Monthly Retainer	4,560
Quarterly Payroll/tax preparation	1,026
Operating Budget	350
Subsidy submission	300
Operating Budget Revision	-
FDS Submission	500
FDS Submission Capital Funds	100
MD&A	
SAS-112	
	<u>6,836</u>

Capitalization policy is

check for new policy

2,000

Depreciate ranges & refrigerators as per capitalization policy

Yes

No

X

Contract Services

Rental Registers (if H S A does them)	
Energy Audits	
Utility Allowance Studies	350
Tenant verifications/background checks	
Inspire Inspection	1,440
Other	3,500
Total contract services	<u>5,290</u>

AuditLow Rent
Section 8