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## Systems

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## System Administration

- [Data Warehouse Password Change](#)

PHAS score → scoring year : determines

- high performer
- standard
- sub-standard
- troubled


Content updated November 17, 2012

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non scoring year  
 (small PHA  
 deregulation)



**integrated assessment subsystem (nass)**    [reac home](#) | [systems menu](#)

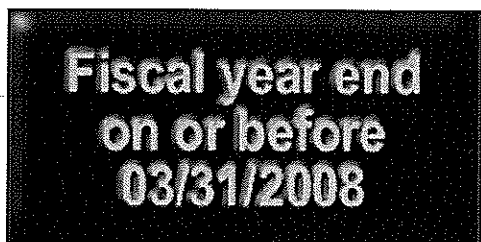
REAL ESTATE ASSESSMENT CENTER  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

skip navigation

April 07, 2014

## NASS Main Page

Please click on one of the two buttons below to take you to the appropriate system.



(Click left button to access scores and status of each PHA with a fiscal year end of 03/31/2008 or before.)



(Click right button to access scores and status of each PHA with a fiscal year end of 06/30/2008 or after.)





# iNtegrated Assessment SubSystem

[REAC Home](#) [Systems Menu](#)

Individual Reports

*click on individual reports*

---

NASS HOME

*2 types of reports*



# iNtegrated Assessment SubSystem

[REAC Home](#) [Systems Menu](#)

Individual Reports

Assessment Status Report

NASS HOME

PHA Score Report

False

Assessment Status report

- shows recent actions done  
in REAC & dates of actions



# iNtegrated Assessment SubSystem

[REAC Home](#) [Systems Menu](#)

Individual Reports

*Enter PHA & FYE year*

## Assessment Status Report

PHA Code: WI059

Report Date: 04/07/2014

Lookup PHA Code

### Assessment Status Report for Fiscal Year 2013 Fiscal Year End: 06/30

The following are the most recent actions performed by REAC on the PHA and the dates on which those actions occurred.

Fiscal Year: 2013

Submit

PHA Code:	<del>View Status Details</del>	PHA Name:
Designation Status:	Small PHA Deregulation	PHAS Score:
		96
Assessment Type	Event	Date
<b>PHAS/Integrated</b>		
	Release PHAS Score to PHA	12/05/2013
	PHAS SCORES CREATED (RE-SCORED)	12/02/2013
	PHAS SCORES CREATED (INITIAL SCORE)	12/02/2013
	Small PHA Deregulation	11/09/2013
<b>Financial</b>		
<b>Financial-audited</b>		
	Financial Assessment Approved	11/08/2013
	Financial Submission in Review	11/08/2013
	Financial Submission is in Review	*** 10/25/2013
	Financial Submission is Ready for Scoring	(4) 10/24/2013
	Financial Submission is in IPA Agree	(3) 10/24/2013
	Financial Submission is in IPA Review	(2) 10/24/2013
	Financial Submission is in Draft	(1) 10/11/2013
<b>Financial-unaudited</b>		
	Financial Assessment Approved	08/16/2013
	Financial Assessment Approved	08/16/2013
	Financial Submission in Review	08/15/2013
	Financial Submission is in Review	*** 08/07/2013
	Financial Submission is Ready for Scoring	(2) 08/06/2013
	Financial Submission is in Draft	(1) 07/31/2013
<b>Management</b>		
	Management Assessment Approved	11/10/2013
	Management Assessment Approved	08/18/2013
<b>Capital Fund</b>		
	Capital Fund Assessment Approved	12/02/2013
	Capital Fund Assessment Approved	12/02/2013

*Audited FASS*

*Unaudited FASS*

*PHAS Scoring*

*non scoring year*

*\*\*\* submitted to REAC*

PASS Approved Score  
PASS Approved Score

11/19/2013  
11/19/2013

enter PHA#  
& FY year



# iNtegrated Assessment SubSystem

[REAC Home](#) [Systems Menu](#)

Individual Reports

Assessment Status Report

PHA Score Report

PHA Code: WI059

Lookup  
PHA Code

Fiscal Year: 2013

Submit

PHA Score Report

Gives PHAS score  
& breakdown of  
how calculated



# Integrated Assessment SubSystem

[REAC Home](#) [Systems Menu](#)

Individual Reports

*PHA # & year*

## PHA Score Report for Fiscal Year 2013

PHA Code: WI059

Lookup  
PHA  
Code

Fiscal Year: 2013

### PHA Information

PHA Code:	<del>WI059</del>	PHA Name:	[Redacted]	Fiscal Year End:	06/30
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PHAS Score: **96**

Designation Status:

*Small PHA Deregulation*

PHAS Status: *Released*

Select a PHAS indicator to view details relating to the composite score.

*w/h/b high performer*

Submit

PHAS Indicator	Original Score	Maximum Score	Indicator/PHAS Explanation
<del>Physical</del>	36	40	Explanation
<u>Financial</u> <i>click</i>	25	25	Explanation
<del>Management Operations</del>	25	25	Explanation
Capital Fund	10	10	Explanation
<b>PHAS Total Score</b>	<b>96</b>	<b>100</b>	

The scores in RED and ITALICS have been invalidated.

The sum of the indicators as displayed may not equal the composite PHAS score shown due to rounding.

[PHA Score Report for Posting](#)   [PHAS Score Report](#)   [Release History \(1\)](#)



# Real Estate Assessment Center

## Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	Fiscal Year End Date:2013
PHA Name:	
Submission Type:	Audited/Non-A-133

*Financial component*

Review Score						
4 items found, displaying all items. 1						
Project ID	RAD	Project Score	Units	Weighted Value	Score Details	
W052000001		25.00	26	650.0	<a href="#">EXPAND</a>	
Unit Weighted Average Project Score/Financial Condition Indicator Score		25.00	<a href="#">EXPAND</a>			
Audit Penalties		0.00	<a href="#">EXPAND</a>			
Financial Condition Indicator Score		25.00				
* Note: The project score will equal zero wherever the Total Unit Count for the reporting period equals zero.						
<a href="#">Back to NASS</a>						

*click to expand to all areas that are scored*





# Real Estate Assessment Center Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	Fiscal Year End Date: 6/30/13
PHA Name:	
Submission Type:	Audited/Non-A-133

Review Score Detail(s)			
Project ID: WI059000001	Project Score: 25.00		
3 items found, displaying all items. 1			
Sub-Indicators	Points	Max Points	Measurement Of
Quick Ratio (QR)	12.00	12.00	Liquidity
Months Expendable Net Assets Ratio (MENAR)	11.00	11.00	Adequacy of Reserves
Debt Service Coverage Ratio (DSCR)	2.00	2.00	Capacity to Cover Debt
<a href="#">Back to Review Score</a>			

3 components  
to financial

can go to all components  
to see how score is  
calculated



# Real Estate Assessment Center

## Financial Assessment Subsystem (FASS-PH)

PHA Information	
PHA Code:	Fiscal Year End Date: 6/30/13
PHA Name:	W000
Submission Type:	Audited/Non-A-133

info from FASS

Quick Ratio (QR) Details	
Project ID: W100000001	Project Score: 25.00
Score: 12.00	Value: 10.89
Formula: Adjusted Unrestricted Current Asset/Current Liabilities (111+114+115+120+131+135+142+144)/(310-343-010)	

Line Item	Description	Amount
<b>Numerator</b>		
111	Cash - Unrestricted	\$157,665
114	Cash - Tenant Security Deposits	\$5,900
115	Cash - Restricted for Payment of Current Liabilities	\$
120	Total Receivables, Net of Allowances for Doubtful Accounts	\$0
131	Investments - Unrestricted	\$
135	Investments - Restricted for Payment of Current Liability	\$
142	Prepaid Expenses and Other Assets	\$1,591
144	Inter Program Due From	\$
Sub-Total		\$165,156
<b>Denominator</b>		
310	Total Current Liabilities	\$15,171
343-010	CFFP	\$
Sub-Total		\$15,171

[Back to Review Score Details](#)

only 1 of the 3 components



# Real Estate Assessment Center Management Operations Subsystem (MASS)

Review Submission    Secure Systems

Review Score

Public Housing Authority Information	
PHA Code:	██████████ Fiscal Year End Date:06/30/2013
PHA Name:	██████████
Submission Type:	Audited/Non-A-133

MASS

Review Score			
2 items found, displaying all items.1			
Project	RAD	Score	Score Details
WI059000001	N	25.00	<a href="#">EXPAND</a>
Unit Weighted Average Project Score/MASS		25.00	<a href="#">EXPAND</a>

[Back to MASS](#)

click to see detail





# Real Estate Assessment Center Management Operations Subsystem (MASS)

Review Submission    Secure Systems

Review Score

Public Housing Authority Information	
PHA Code:	Fiscal Year End Date:06/30/2013
PHA Name:	
Submission Type:	Audited/Non-A-133

<u>Tenant Accounts Receivable Details</u>	
Score: 5.00	Value: 0.00000
Formula: Accounts Receivable divided by Net Tenant Rental Revenues	
Line Item 126 divided by Line Item 70500	

*formula* →

*From FASS*

Line Item	Description	Amount
Numerator		
FDS Line Item 126	Accounts Receivable - Tenants	\$0
Denominator		
FDS Line Item 70500	Net Tenant Rental Revenue	\$105,305

[Back to Review Score Details](#)



# Real Estate Assessment Center

## Management Operations Subsystem (MASS)

Review Submission    Secure Systems

Review Score

Public Housing Authority Information	
PHA Code:	Fiscal Year End Date: 06/30/2013
PHA Name:	.....
Submission Type:	Audited/Non-A-15J

A/P

<b>Accounts Payable Details</b>	
Score: 4.00	Value: 0.23043
Formula: Accounts Payable divided by Total Operating Expenses ( Line Item 312 plus Line Item 313 ) divided by ( Line Item 96900 divided by 12 )	

Formula →

Values from FASS

Line Item	Description	Amount
Numerator		
FDS Line Item 312	Accounts Payable less than ninety days	\$2,589
FDS Line Item 313	Accounts Payable greater than ninety days	\$0
Denominator		
FDS Line Item 96900	Total Operating Expenses	\$134,827

[Back to Review Score Details](#)