



## AFS

### Frequently Asked Questions

**If replacement reserves are not currently being paid to CHFA, should they be included in the Net Operating Income (NOI) worksheet (HM 6-52)?**

*All replacement reserves required by the Regulatory Agreement or other documentation, whether or not paid to CHFA, should be included in the NOI worksheet.*

**How should one-time revenue or expenses be recorded in Part III of the NOI worksheet (HM 6-52)?**

*In the case of revenue, they should be recorded as a reduction in NOI and in the case of one-time expense as plus or increase to NOI.*

**Are all operating Accounts Payable liabilities allowable reductions to the Surplus Cash calculation?**

*Yes, there are locations on the Financial Input sheet for all 30, 60 and 90+ days Accounts Payable. If you indicate "Yes" in column H these amounts carry over to the Surplus Cash worksheet (HM6-51). **Note:** no distribution should be allowed until all accruals and payables are paid or the cash is set aside to pay them.*

**Do we complete part B of the Surplus Cash worksheet (HM 6-51)?**

*Yes, this section should be completed and if a distribution is earned and unpaid, it is imperative to provide the total accrued and unpaid distribution. The Financial Input sheet contains a section to input these amounts.*