

MULTIPLE FAMILY HOUSING PROJECT BUDGET/ UTILITY ALLOWANCE

PROJECT NAME		BORROWER NAME		BORROWER ID AND PROJECT NO.	
Loan/Transfer Amount \$		Note Rate Payment \$		IC Payment \$	
Reporting Period <input type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	Budget Type <input type="checkbox"/> Initial <input type="checkbox"/> Regular Report <input type="checkbox"/> Rent Change <input type="checkbox"/> SNR <input type="checkbox"/> Other Servicing	Project Rental Type <input type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Congregate <input type="checkbox"/> Group Home <input type="checkbox"/> Mixed <input type="checkbox"/> LH	Profit Type <input type="checkbox"/> Full Profit <input type="checkbox"/> Limited Profit	The following utilities are master metered: <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Sewer	
				I hereby request _____ units of RA. Current number of RA units _____. Borrower Accounting Method _____	

Enter report year, i.e.,
1/1/2013 thru 12/31/13.

Enter all rental income except
for RD Rental Assistance.

2. Enter amount of Rental
Assistance received as cash
and/or netted from payment
for operating year from
annual statement.

PART I - CASH FLOW STATEMENT

STARTING DATES> ENDING DATES>	CURRENT BUDGET { 2013 }	ACTUAL { * }	PAST BUDGET { 2014 }	COMMENTS or (YTD) { - - }
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OPERATIONAL CASH SOURCES

1. RENTAL INCOME		*		
2. RHS RENTAL ASSISTANCE REC		*		
3. APPLICATION FEES RECEIVED		*		
4. LAUNDRY AND VENDING		*		
5. INTEREST INCOME		*		
6. TENANT CHARGES		*		
7. OTHER - PROJECT SOURCES		*		
8. LESS (Vacancy and Contingency Allowance)				
9. LESS (Agency Approved Incentive Allowance)				
10. SUB-TOTAL [(1 thru 7) - (8 & 9)]				

NON-OPERATIONAL CASH SOURCES

11. CASH - NON PROJECT		*		
12. AUTHORIZED LOAN (Non-RHS)		*		
13. TRANSFER FROM RESERVE		*		
14. SUB-TOTAL (11 thru 13)				

15. TOTAL CASH SOURCES (10+14)

OPERATIONAL CASH USES

16. TOTAL O&M EXPENSES (From Part II)				
17. RHS DEBT PAYMENT				
18. RHS PAYMENT (Overage)		*		
19. RHS PAYMENT (Late Fee)				
20. REDUCTION IN PRIOR YEAR PAYABLE				
21. TENANT UTILITY PAYMENTS				
22. TRANSFER TO RESERVE		*		
23. RETURN TO OWNER /NP ASSET MANAGEMENT FEE				*
24. SUB-TOTAL (16 thru 23)				

NON-OPERATIONAL CASH USES

25. AUTHORIZED DEBT PAYMENT (Non-RHS)				
26. ANNUAL CAPITAL BUDGET (From Part III, Lines 4-6)		*		
27. MISCELLANEOUS				
28. SUB-TOTAL (25 thru 27)				

29. TOTAL CASH USES (24+28)

30. NET CASH (DEFICIT) (15-29)

CASH BALANCE

31. BEGINNING CASH BALANCE		*		
32. ACCRUAL TO CASH ADJUSTMENT				
33. ENDING CASH BALANCE		*		

According to the Paperwork Reduction Act of 1995, the time required to respond to a collection of information should be minimized. We estimate the time required to complete this information gathering and maintaining the data needed, a

33. Combined totals for the
general operating & tax and
insurance account. Should agree
with the ending balance reflected
in Part III and the ending balances
on the Balance Sheet.

Note: If ending cash balance
exceeds 20% of Line 16, you
will be required to transfer
excess funds to reserve account,
lower rents, or complete needed
capital improvements.

31. Combined totals for the general
operating & tax and insurance
account. Should agree with the
actual ending balance for 2012 and
the beginning balances reflected in
Part III.

26. Carries forward from
Part III, 4-6.

23. Show the calendar
year for which the return
to owner is being paid, if
applicable.

18. Reflect the amount
of overage that was paid
this past year. Should
agree with the annual
statement.

7 & 11. Explain any
amount in the Comments
Column.

Enter approved
budget
figures for
2014 in this
column.

Enter approved
2013 budget
figures in this
column.

13. Must agree with Part III
Line 7 & Part V Column 3.

4. If Laundry Income
varies significantly from
proposed, please
provide explanation in
Comments Column.

5. Include interest from all
accounts, including the reserve
account. Exclude interest on
tenant security deposits unless
interest was transferred to
operating account.

PART II—OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS or (YTD)
1. MAINTENANCE AND REPAIRS PAYROLL	Enter 2013 approved budget figures in this column.	Enter actual expenses for 2013 operating year in this column.	Enter 2014 approved budget figures in this column.	
2. MAINTENANCE AND REPAIRS SUPPLY				
3. MAINTENANCE AND REPAIRS CONTRACT				
4. PAINTING				
5. SNOW REMOVAL				
6. ELEVATOR MAINTENANCE/CONTRACT				
7. GROUNDS				
8. SERVICES				
9. ANNUAL CAPITAL BUDGET (From Part V - Operating)				Include in this section normal unit turnover costs (i.e., painting, replacement of carpet, appliances, etc.) as reflected in Annual Capital Budget, Part V- operating).
10. OTHER OPERATING EXPENSES (Itemize)				
11. SUB-TOTAL MAINT. & OPERATING (1 thru 10)				
12. ELECTRICITY				
13. WATER				
14. SEWER				
15. FUEL (Oil/Coal/Gas)				
16. GARBAGE & TRASH REMOVAL				
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)				
19. SITE MANAGEMENT PAYROLL				
20. MANAGEMENT FEE				
21. PROJECT AUDITING EXPENSE				
22. PROJECT BOOKKEEPING/ACCOUNTING				
23. LEGAL EXPENSES				
24. ADVERTISING				
25. TELEPHONE & ANSWERING SERVICE				
26. OFFICE SUPPLIES				
27. OFFICE FURNITURE & EQUIPMENT				
28. TRAINING EXPENSE				
29. HEALTH INS. & OTHER EMP. BENEFITS				
30. PAYROLL TAXES				
31. WORKER'S COMPENSATION				
32. OTHER ADMINISTRATIVE EXPENSES (Itemize)				
33. SUB-TOTAL ADMINISTRATIVE (19 thru 32)				
34. REAL ESTATE TAXES				
35. SPECIAL ASSESSMENTS				
36. OTHER TAXES, LICENSES & PERMITS				
37. PROPERTY & LIABILITY INSURANCE				
38. FIDELITY COVERAGE INSURANCE				
39. OTHER INSURANCE				
40. SUB-TOTAL TAXES & INSURANCE (34 thru 39)				
41. TOTAL O&M EXPENSES (11+18+33+40)				

If master metered
check box on
front.

20. Must agree with Management Agreement/Certification based on per occupied unit. If this amount is not in line with vacancy rate, RD may request a copy of the actual monthly rent register.

22. Should not be a separate item for bookkeeping if drawing a management fee. Management fees include bookkeeping/accounting. If any cost reflected here, please explain in Comments Column.

24. If -0-, borrower must explain why as it is a requirement to advertise at least once annually.

27. Must be for site manager's office, not management company.

25. Telephone expense for property, not management.

28. Training expense for property employees, not management employees.

32. Please explain in Comments Column for any cost reflected here.

34. Indicate in column 4 what year's taxes were paid. For any delinquent taxes, explain in Comments Column with year and amount owed to date.

Note: Actual expenses by subtotal category should not exceed 10% of proposed budget. If it exceeds, please provide explanation in Comments Column.

1. This amount should agree with the ending balance for the previous year as shown on 2012 Balance Sheet. Do not include monies in supervised insurance accounts and supervised construction accounts; show these figures in Comments Column.

2. This must agree with Part I Line 22, and Loan Agreement/ Resolution or Servicing Workout Plan.

PART III—ACCOUNT BUDGETING/STATUS

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET
1. BEGINNING BALANCE		*	
2. TRANSFER TO RESERVE		*	
TRANSFER FROM RESERVE			
3. OPERATING DEFICIT			
4. ANNUAL CAPITAL BUDGET (Part V - Reserve)			
5. BUILDING & EQUIPMENT REPAIR			
6. OTHER NON-OPERATING EXPENSES			
7. TOTAL (3 thru 6)	()	() *	
8. ENDING BALANCE [(1+2)-7]			
GENERAL OPERATING ACCOUNT:			
BEGINNING BALANCE		*	
ENDING BALANCE		*	
REAL ESTATE TAX AND INSURANCE ESCROW ACCOUNT: *			
BEGINNING BALANCE		*	
ENDING BALANCE		*	
TENANT SECURITY DEPOSIT ACCOUNT: *			
BEGINNING BALANCE		*	
ENDING BALANCE		*	
(*Complete upon submission of actuals)			
NUMBER OF APPLICANTS ON THE WAITING LIST		RESERVE AMOUNT AHEAD/BEHIND	*
NUMBER OF APPLICANTS NEEDING RA			*

Lines 3-6 should equal Line 7.

7. Must match Part I Line 13, and Part V total of Column 3.

Enter beginning operating balance at the start of the 2013 operating year.

Enter 2013 year ending balance of operating account. This includes any other operating funds that may be held in another account (i.e., CD's & petty cash).

Enter 2013 beginning year balance for the tax & insurance account.

Enter 2013 year ending balance of tax and insurance account.

Enter 2013 beginning year balance for Security Deposits. These figures do not show anywhere else on this form.

Enter 2013 ending year balance for Security Deposits.

Do not complete. RD completes these fields.

Note for items 2-7: If there is a Capital Needs Assessment (CNA), were items identified for the reporting year completed per the CNA? If not, please comment in the narrative section as to why these items were not completed.

A. CURRENT APPROVED RENTS/ UTILITY ALLOWANCE

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE			UTILITY ALLOWANCE
BR SIZE	UNIT TYPE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD	
CURRENT RENT TOTALS:									
						BASIC	NOTE	HUD	

B. PROPOSED RENTS - Effective Date: / /

UNIT DESCRIPTION			RENTAL RATES			POTENTIAL INCOME FROM EACH RATE		
BR SIZE	UNIT TYPE	NUMBER	BASIC	NOTE RATE	HUD	BASIC	NOTE RATE	HUD
			N/A					
PROPOSED RENT TOTALS:								
						BASIC	NOTE	HUD

C. PROPOSED UTILITY ALLOWANCE - Effective Date: / /

[illegible]

PART V - ANNUAL CAPITAL BUDGET

	Proposed Number of Units/Items	Proposed from Reserve	Actual from Reserve	Proposed from Operating	Actual from Operating	Actual Total Cost	Total Actual Units/Items
Appliances:			3		5	6	7
Range							
Refrigerator							
Range Hood							
Washers & Dryers							
Other:							
Carpet & Vinyl:							
1BR							
2BR							
3BR							
4BR							
Other:							
Cabinets:							
Kitchens							
Bathrooms							
Other:							
Doors:							
Exterior							
Interior							
Other:							
Window Coverings:							
List:							
Other:							
Heating & Air Conditioning:							
Heating							
Air Conditioning							
Other:							
Plumbing:							
Water Heater							
Bath Sinks							
Kitchen Sinks							
Faucets							
Toilets							
Other:							
Major Electrical:							
List:							
Other:							
Structures:							
Windows							
Screens							
Walls							
Roofing							
Siding							
Exterior Painting							
Other:							
Paving:							
Asphalt							
Concrete							
Seal & Stripe							
Other:							
Landscape & Grounds:							
Landscaping							
Lawn Equipm							
Fencing							
Recreation A							
Signs							
Other:							
Accessibility Features:							
List:							
Other:							
Automation Equipment:							
Site Management							
Common Area							
Other:							
Other:							
List:							
List:							
List:							
TOTAL CAPITAL EXPENSES:			*		*	*	

Enter Actual amount with-drawn from reserve funds.

Enter Actual amount paid from the O&M Account for applicable Items.

Sum amount paid from the O&M account and/or Reserve Funds.

Enter quantity of actual units/ items for capital improvements that were funded from reserve account & operating account.

NOTE:
Roofing, concrete for parking lots, sidewalks, etc., are considered capital improvements.

If you have a current Transition Plan in place and you had items that were to be completed in 2013, you should have an amount entered here. If you don't, you must explain in the Narrative why you did not complete the TP items as required. Failure to complete required items may mean you are in non-compliance and will be serviced accordingly.

Enter Sum amount of Column. Must agree with Part I, Line 13 & Part III, Line 7.

Total column enter in Part II, Line 9.

Sum of actual amount funded from reserve account and operating account.

PART VI -- SIGNATURES, DATES AND COMMENTS

Warning: Section 1001 of Title 18, United States Code provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined under this title or imprisoned not more than five years, or both.

I HAVE READ THE ABOVE WARNING STATEMENT AND I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

**The Actual Budget must be
completed in its entirety and
transmitted via MINC.**

(DATE)

(Signature of Borrower or Borrower's Representative)

**Borrower/Management should retain
a copy for their records.**

(Title)

AGENCY APPROVAL (Rural Development Approval Initials)

DATE:

COMMENTS:

**Timeframes for Submitting Yearend Report: Due
within 90 days from accounting year end.**

NOTE: You must provide explanations where needed or the report will not be considered complete.

Provide sufficient comments to avoid additional follow-ups from Rural Development. If you have additional comments or documentation that cannot be transmitted through MINC, please provide this to the appropriate servicing office via email or regular mail such as:

- ✓ Are there any delinquent real estate taxes? If so, please explain with year and amount owed and when they will be paid. Please note that any penalties charged are not an allowable project expense.
- ✓ If actual operating expenses were greater than 10% over the proposed for any subtotal group, please provide explanation.
- ✓ For a specific line item, explain any unusual expenses or deviations from the proposed budget.
- ✓ If an amount is reflected in Part II, Line 32. Other Administrative Expenses, please itemize here.
- ✓ If you have a Management Agreement/Contract, and there is amount reflected in Part II, Line 22, Project bookkeeping/Accounting, please explain here what this expense was for. Bookkeeping/Accounting is a management expense.
- ✓ Please list what items were completed for the reporting year per the Transition Plan. Describe item and cost amount. If items were not completed as required, you must provide an explanation why.