Project Name:	GREENSPIRE III
Borrower Name:	STOUGHTON HA
Borrower ID and Project No:	93933423 01-6
Date of Operation:	10/01/1987

Loan/Transfer Amount:	
Note Rate Payment:	
IC Payment:	$2,055.17

Reporting Period

X Annual
___ Quarterly
___ Monthly

Budget Type

___ Initial
___ Regular Report
X Rent Change
___ SMR
___ Other Servicing

Project Rental Type

___ Family
X Elderly
___ Congregate
___ Group Home
___ Mixed LH

Profit Type

___ Full Profit
___ Limited Profit
X Non-Profit

___I hereby request ___ units of RA. Current number of RA units 22 .

The following utilities are master metered:

___ Gas
X Electricity
___ Water
___ Sewer
___ Trash
___ Other

Borrower Accounting Method

___ Cash
___ Accrual

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2018	01/01/2018	01/01/2019	
Ending Dates:	12/31/2018	12/31/2018	12/31/2019	
PART I - CASH FLOW STATEMENT				
Operational Cash Sources				
1. Rental Income	156,864.00		158,484.00	
2. RHS Rental Assist. Received				
3. Application Fee Received				
4. Laundry And Vending	2,240.00		2,152.00	
5. Interest Income	3.00		2.00	OPERATIONS ONLY
6. Tenant Charges	200.00		150.00	
7. Other - Project Sources	2,400.00		2,900.00	OFFICE RENT MISC
8. Less (Vcncy @ Cntgncy Allw)	-7,843.00		-6,339.00	4% RATE
9. Less (Agncy Aprvd Incentv)	0.00		0.00	
10. Sub-Ttl [(1 thru 7)-(8@9)]	**153,864.00**		**157,349.00**	
Non-Operational Cash Sources				
11. Cash - Non Project	0.00		0.00	
12. Authorized Loan (Non-RHS)	0.00		0.00	
13. Transfer From Reserve	**30,600.00**		**33,350.00**	
14. Sub-Total (11 thru 13)	**30,600.00**		**33,350.00**	
15. Total Cash Sources (10+14)	**184,464.00**		**190,699.00**	
Operational Cash Uses				
16. Ttl O@M Exp (From Part II)	**119,454.00**		**122,946.00**	
17. RHS Debt Payment	24,662.00		24,662.00	
18. RHS Payment (Overage)				
19. RHS Payment (Late Fee)				
20. Reductn In Prior Yr Pybles				
21. Tenant Utility Payments				
22. Transfer to Reserve	**9,740.00**		**9,740.00**	
23. RTN Owner/NP Asset Mgt Fee	0.00		0.00	
24. Sub-Total (16 thru 23)	**153,856.00**		**157,348.00**	
Non-Operational Cash Uses				
25. Authzd Debt Pymnt (NonRHS)	0.00		0.00	
26. Capital Budget (III 4-6)	**30,600.00**		**33,350.00**	
27. Miscellaneous	0.00		0.00	
28. Sub-Total (25 thru 27)	**30,600.00**		**33,350.00**	
29. Total Cash Uses (24+28)	**184,456.00**		**190,698.00**	
30. Net (Deficit) (15-29)	**8.00**		**1.00**	
Cash Balance				
31. Beginning Cash Balance	24,384.00		24,500.00	
32. Accrual To Cash Adjustment				
33. Ending Cash Bal (30+31+32)	**24,392.00**		**24,501.00**	

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2018	01/01/2018	01/01/2019	
Ending Dates:	12/31/2018	12/31/2018	12/31/2019	
PART II - O@M EXPENSE SCHEDULE				
1. Maint. @ Repairs Payroll	8,190.00		8,424.00	2% INCREASE
2. Maint. @ Repairs Supply	2,000.00		2,010.00	
3. Maint. @ Repairs Contract	2,400.00		1,820.00	
4. Painting	300.00		200.00	
5. Snow Removal	3,450.00		4,408.00	
6. Elevator Maint./Contract	0.00		0.00	
7. Grounds	8,500.00		7,830.00	
8. Services	2,400.00		3,325.00	
9. Cptl Bgt(Part V operating)	**8,682.00**		**7,195.00**	
10. Other Operating Expenses	0.00		0.00	
11. Sub-Ttl O@M (1 thru 10)	**35,922.00**		**35,212.00**	
12. Electricity	13,600.00		13,265.00	4% INCREASE
13. Water	3,400.00		3,964.00	15% INCREASE
14. Sewer	4,000.00		3,859.00	15% INCREASE
15. Fuel (Oil/Coal/Gas)	0.00		0.00	
16. Garbage @ Trash Removal	1,675.00		2,041.00	
17. Other Utilities	0.00		0.00	
18. Sub-Ttl Util. (12 thru 17)	**22,675.00**		**23,129.00**	
19. Site Management Payroll	8,190.00		8,424.00	2% INCREASE
20. Management Fee	16,848.00		17,496.00	54/UNIT MO
21. Project Auditing Expense	3,690.00		4,770.00	
22. Proj. Bookkeeping/Accnting	0.00		0.00	
23. Legal Expenses	0.00		0.00	
24. Advertising	695.00		700.00	
25. Phone @ Answering Service	1,000.00		1,447.00	
26. Office Supplies	400.00		350.00	
27. Office Furniture @ Equip.	0.00		0.00	
28. Training Expense	300.00		150.00	
29. Hlth Ins. @ Other Benefits	623.00		513.00	
30. Payroll Taxes	2,325.00		2,372.00	
31. Workmans Compensation	926.00		893.00	
32. Other Admin.Expenses	600.00		1,045.00	CRED REP,MILEAGE,SOFTWARE
33. Sub-Ttl Admin (19 thru 32)	**35,597.00**		**38,160.00**	
34. Real Estate Taxes	14,315.00		14,876.00	5% INCREASE
35. Special Assessments	0.00		0.00	
36. Othr Taxes, Lcnses, Permts	0.00		0.00	
37. Property @ Liability Ins.	10,835.00		11,377.00	
38. Fidelity Coverage Ins.	110.00		192.00	
39. Other Insurance	0.00		0.00	
40. Sub-Ttl Tx/In (34 thru 39)	**25,260.00**		**26,445.00**	
41. Ttl O@M Exps (11+18+33+40)	**119,454.00**		**122,946.00**	

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

Item	Current Budget	Actual	Proposed Budget	Comment
Effective Dates:	01/01/2018	01/01/2018	01/01/2019	
Ending Dates:	12/31/2018	12/31/2018	12/31/2019	
PART III - ACCT BUDGET/STATUS				
Reserve Account				
1.Beginning Balance	97,400.00		93,710.00	
2. Transfer to Reserve	9,740.00		9,740.00	
Transfer From Reserve				
3. Operating Deficit	0.00		0.00	
4. Cptl Bgt (Part V reserve)	**30,600.00**		**33,350.00**	
5. Building @ Equip Repair	0.00		0.00	
6. Othr Non-Operating Expenses	0.00		0.00	
7. Total (3 thru 6)	**30,600.00**		**33,350.00**	
8. Ending Balance [(1+2)-7)]	**76,540.00**		**70,100.00**	
General Operating Account				
Beginning Balance				
Ending Balance				
Real Estate Tax And Ins Escrow				
Beginning Balance				
Ending Balance				
Tenant Security Deposit Acct				
Beginning Balance				
Ending Balance				

Number of Applicants on Waiting List	0	Reserve Acct. Req. Balance	17,881.02
Number of Applicants Needing RA		Amount Ahead/Behind	80,116.98

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

PART IV RENT SCHEDULE

A. CURRENT APPROVED RENTS/UTILITY ALLOWANCE: 01/01/2018

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
N	1	N			10	480	677	0	57,600	81,240	0	50
S	2	N			1	536	735	0	6,432	8,820	0	72
M	2	N			1	536	735	0	6,432	8,820	0	44
L	1	N			14	480	677	0	80,640	113,736	0	42
N	1	Y			1	480	677	0	5,760	8,124	0	50
								CURRENT RENT TOTALS	156,864	220,740	0	

EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2018

Unit Description					Utility Types					
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Other	Total Allow
N	1	N			50	0	0	0	0	50
S	2	N			72	0	0	0	0	72
M	2	N			44	0	0	0	0	44
L	1	N			42	0	0	0	0	42
N	1	Y			50	0	0	0	0	50

B. PROPOSED CHANGE OF RENTS/UTILITY ALLOWANCE: 01/01/2019

Unit Description						Rental Rates			Potential Income From Each Rate			Utility
Type	Size	HC	Rev	Unit	Number	Basic	Note	HUD	Basic	Note	HUD	Allowance
N	1	N			10	485	684	0	58,200	82,080	0	52
S	2	N			1	541	742	0	6,492	8,904	0	76
N	1	Y			1	485	684	0	5,820	8,208	0	52
L	1	N			14	485	684	0	81,480	114,912	0	51
M	2	N			1	541	742	0	6,492	8,904	0	48
								PROPOSED RENT TOTALS	158,484	223,008	0	

EFFECTIVE DATE OF RENTS/UTILITY ALLOWANCE: 01/01/2019

Unit Description					Utility Types					
Type	Size	HC	Rev	Unit	Elect	Gas	Sewer	Trash	Other	Total Allow
N	1	N			52	0	0	0	0	52
S	2	N			76	0	0	0	0	76
N	1	Y			52	0	0	0	0	52
L	1	N			51	0	0	0	0	51
M	2	N			48	0	0	0	0	48

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2018	01/01/2019	01/01/2018	01/01/2019	01/01/2018	01/01/2018	01/01/2018
Ending Dates:	12/31/2018		12/31/2018		12/31/2018	12/31/2018	12/31/2018
ANNUAL CAPITAL BUDGET							
Appliances							
Appliances - Range	2	0.00	0.00	820.00	0.00	0.00	0
Appliances - Refrigerator	1	0.00	0.00	465.00	0.00	0.00	0
Appliances - Range Hood	2	0.00	0.00	210.00	0.00	0.00	0
Appliances - Washers @ Dryers	1	0.00	0.00	1,200.00	0.00	0.00	0
Appliances - Other	0	0.00	0.00	0.00	0.00	0.00	0
Carpet and Vinyl							
Carpet @ Vinyl - 1 Br.	2	2,700.00	0.00	2,700.00	0.00	0.00	0
Carpet @ Vinyl - 2 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 3 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - 4 Br.	0	0.00	0.00	0.00	0.00	0.00	0
Carpet @ Vinyl - Other	2	5,400.00	0.00	0.00	0.00	0.00	0
Cabinets							
Cabinets - Kitchens	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Bathroom	0	0.00	0.00	0.00	0.00	0.00	0
Cabinets - Other	0	0.00	0.00	0.00	0.00	0.00	0
Doors							
Doors - Exterior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Interior	0	0.00	0.00	0.00	0.00	0.00	0
Doors - Other	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings							
Window Coverings - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Window Coverings - Other	0	0.00	0.00	0.00	0.00	0.00	0
Heat and Air Conditioning							
Heat @ Air - Heating	0	0.00	0.00	0.00	0.00	0.00	0
Heat @ Air - Air Conditioning	2	0.00	0.00	500.00	0.00	0.00	0
Heat @ Air - Other	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing							
Plumbing - Water Heater	1	5,750.00	0.00	0.00	0.00	0.00	0
Plumbing - Bath Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Kitchen Sinks	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Faucets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Toilets	0	0.00	0.00	0.00	0.00	0.00	0
Plumbing - Other	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical							
Major Electrical - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Major Electrical - Other	0	5,000.00	0.00	0.00	0.00	0.00	0
Structures							
Structures - Windows	2	2,000.00	0.00	0.00	0.00	0.00	0
Structures - Screens	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Walls	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Roofing	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Siding	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Exterior Painting	0	0.00	0.00	0.00	0.00	0.00	0
Structures - Other	0	0.00	0.00	1,300.00	0.00	0.00	0

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

Item	Proposed Number Units/Items	Proposed From Reserve	Actual From Reserve	Proposed From Operating	Actual From Operating	Actual Total Cost	Total Actual Units/Items
Effective Dates:	01/01/2018	01/01/2019	01/01/2018	01/01/2019	01/01/2018	01/01/2018	01/01/2018
Ending Dates:	12/31/2018		12/31/2018		12/31/2018	12/31/2018	12/31/2018
Paving							
Paving - Asphalt	0	0.00	0.00	0.00	0.00	0.00	0
Paving - Concrete	0	2,250.00	0.00	0.00	0.00	0.00	0
Paving - Seal and Stripe	0	3,250.00	0.00	0.00	0.00	0.00	0
Paving - Other	0	0.00	0.00	0.00	0.00	0.00	0
Landscape and Grounds							
Lndscp@Grnds - Landscaping	0	1,000.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Lawn Equipment	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Fencin	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Recreation Area	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Signs	0	0.00	0.00	0.00	0.00	0.00	0
Lndscp@Grnds - Other	0	0.00	0.00	0.00	0.00	0.00	0
Accessibility Features							
Accessibility Features - Detail	0	0.00	0.00	0.00	0.00	0.00	0
Accessibility Features - Other	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equipment							
Automation Equip. -Site Mngt.	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Common Area	0	0.00	0.00	0.00	0.00	0.00	0
Automation Equip. -Other	0	0.00	0.00	0.00	0.00	0.00	0
Other							
List: ?	0	2,000.00	0.00	0.00	0.00	0.00	0
List: ?	0	4,000.00	0.00	0.00	0.00	0.00	0
List: ?	0	0.00	0.00	0.00	0.00	0.00	0
Total Capital Expenses	**0**	**33,350.00**	**0.00**	**7,195.00**	**0.00**	**0.00**	**0**

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

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 representation, 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.

(Date Submitted)	BROIHAHN MANAGEMENT & CONSULTING (Management Agency)	MA254808 (MA#)
(Date)	(Signature of Borrower or Borrower's Representative)	
	(Title)	
Agency Approval *(Rural Development Approval Official):*		12-19-2018 (Date)

Project Name: GREENSPIRE III State: 58 Servicing Office: 653 County: 13
Borrower Name: STOUGHTON HA Borr ID: 93933423 Prj Nbr: 01-6 Paid Code: Active
Classification: C Fiscal Year: 2019 Version: 01/01/2019 TRANSMITD Totals: By Project Analyzed: N

SPVS Comment:
Batched/ II 100118

Narrative:
Expense increase are mostly in utilities with water & sewer increasing by 15%. Management fee is increasing by 2.00 per occupied unit. Greenspire III is not part of the MPR, so shared cost such as parking lots,landscaping & walks will need to be taken from reserves. Common areas of the bldgs will be updated with new furniture,Painting & carpet starting in 2019.