

DECEMBER 2024 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Dec-24

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 1/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CALIFORNIA VILLAS 141	DESERT POINTE 64	LAGUNA PALMS 48	NEIGHBORS 24	ONE QUAIL PLACE 384	PALM VILLAGE 36	SANTA ROSA 20	TAOS PALMS 16	MONTHLY TOTALS 733
REVENUE										
<u>EXTREMELY LOW: 20%</u>										
Occupied units		10	5	3	1	21	5	1	-	46
Total rental income		2,470	1,080	464	232	5,053	1,088	220		10,607
Per occupied unit		247	216	155	232	241	218	220		231
<u>EXTREMELY LOW: 21% --> 25%</u>										
Occupied units		21	16	5	1	51	5	1	-	100
Total rental income		6,769	4,630	1,500	309	15,920	1,687	297		31,112
Per occupied unit		322	289	300	309	312	337	297		311
<u>EXTREMELY LOW: 26% --> 30%</u>										
Occupied units		11	2	4	4	26	5		1	53
Total rental income		4,656	745	1,485	1,720	11,072	2,082		391	22,151
Per occupied unit		423	373	371	430	426	416		391	418
<u>VERY LOW: 31% --> 35%</u>										
Occupied units		8	3	5	3	19	2	1	1	42
Total rental income		3,842	1,326	2,338	1,480	9,251	1,048	474	486	20,245
Per occupied unit		480	442	468	493	487	524	474	486	482
<u>VERY LOW: 36% --> 40%</u>										
Occupied units		15	3	2	-	20	2	3	-	45
Total rental income		8,515	1,511	1,111		11,730	1,148	1,711		25,726
Per occupied unit		568	504	556		586	574	570		572
<u>VERY LOW: 41% --> 45%</u>										
Occupied units		14	6	4	2	32	5	4		67
Total rental income		9,001	3,406	2,578	1,352	21,474	3,361	2,682		43,854
Per occupied unit		643	568	645	676	671	672	671		655
<u>VERY LOW: 46% --> 50%</u>										
Occupied units		11	2	4	1	34	5	3	2	62
Total rental income		8,283	1,278	2,843	826	26,828	3,720	2,184	1,480	47,442
Per occupied unit		753	639	711	826	789	744	728	740	765
<u>VERY LOW Up to 50%</u>										
Occupied units		90	37	27	12	203	29	13	4	415
Total rental income		43,536	13,976	12,319	5,919	101,328	14,134	7,568	2,357	201,137
Per occupied unit		484	378	456	493	499	487	582	589	485
<u>LOWER: 51% --> 55%</u>										
Occupied units		6	5	3	2	29	2	-	1	48
Total rental income		4,786	3,671	2,484	1,742	24,656	1,768	-	841	39,948
Per occupied unit		798	734	828	871	850	884		841	832
<u>LOWER: 56% --> 60%</u>										
Occupied units		12	2	5	3	31	2	1	5	61
Total rental income		10,644	1,714	4,519	2,821	28,807	1,886	951	4,713	56,055
Per occupied unit		887	857	904	940	929	943	951	943	919
<u>LOWER: 61% --> 65%</u>										
Occupied units		5	-	4	1	20	-	2	-	32
Total rental income		5,897	-	5,050	1,248	24,634	-	2,516	-	39,345
Per occupied unit		1,179		1,263	1,248	1,232		1,258		1,230
<u>LOWER: 66% --> 70%</u>										
Occupied units		5	-	1	2	23	-	-	1	32
Total rental income		6,376	-	1,354	2,708	31,339	-	-	1,354	43,131
Per occupied unit		1,275		1,354	1,354	1,363			1,354	1,348
<u>LOWER: 71% --> 75%</u>										
Occupied units		1	3	2	-	11	1	-	-	18
Total rental income		1,390	3,744	2,922		16,267	1,499			25,822
Per occupied unit		1,390	1,248	1,461		1,479	1,499			1,435
<u>LOWER: 76% --> 80%</u>										
Occupied units		2	1	1	-	6	-	1	-	11
Total rental income		2,936	1,213	1,544		9,052		1,532		16,277
Per occupied unit		1,468	1,213	1,544		1,509		1,532		1,480
<u>LOWER: 81% --> 80%</u>										
Occupied units		31	11	16	8	120	5	4	7	202
Total rental income		32,029	10,342	17,873	8,519	134,755	5,153	4,999	6,908	220,578
Per occupied unit		1,033	940	1,117	1,065	1,123	1,031	1,250	987	1,092
<u>MODERATE: 81% --> 120%</u>										
Occupied units		17	13	4	4	50	1	2	5	96
Total rental income		24,987	19,377	6,580	7,150	81,009	2,010	4,020	9,264	154,397
Per occupied unit		1,470	1,491	1,645	1,788	1,620	2,010	2,010	1,853	1,608
<u>Summary Income:</u>										
Rent Roll Expected Income		100,552	43,695	36,772	21,588	317,092	21,297	16,587	18,529	576,112
Delinquent Income		(1,741)	(4,444)	(1,118)	(2,010)	7,978	(5,320)	(1,817)	(1,945)	(10,417)
Actual Rent Received		98,811	39,251	35,654	19,578	325,070	15,977	14,770	16,584	565,695
<u>Other Income:</u>										
Laundry		250	483	269	296	2,875	460	167	246	5,046
Other (Credit Report/Late Fees)		281	255	150	125	1,210	75	150	174	2,420
Total Operating Income		99,343	39,989	36,073	19,999	329,155	16,512	15,087	17,004	573,161
Occupied Units		138	61	47	24	373	35	19	16	713
Income per occupied unit		720	656	768	833	882	472	794	1,063	804
EXPENSES										
<u>Operating Expenses:</u>										
Payroll		32,066	15,226	13,247	4,983	107,981	8,379	3,348	3,943	189,173

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"MULTI-FAMILY PROPERTIES"

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REPORT DATE: 1/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CALIFORNIA VILLAS 141	DESERT POINTE 64	LAGUNA PALMS 48	NEIGHBORS 24	ONE QUAIL PLACE 384	PALM VILLAGE 36	SANTA ROSA 20	TAOS PALMS 16	MONTHLY TOTALS 733
Per occupied unit		232	250	282	208	289	239	176	246	265
Administrative		12,589	4,215	2,766	1,321	22,950	1,662	916	1,352	47,771
Per occupied unit		91	69	59	55	62	47	48	84	67
Advertising/Promotion		-	-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-	-
Contract Services		5,754	3,063	2,466	1,884	21,037	1,124	944	827	37,099
Per occupied unit		42	50	52	78	56	32	50	52	52
Utility Services		12,514	6,687	6,151	2,109	43,626	4,610	1,571	2,039	79,307
Per occupied unit		91	110	131	88	117	132	83	127	111
Maintenance		13,018	1,690	2,972	739	35,630	1,336	702	739	56,824
Per occupied unit		94	28	63	31	96	38	37	46	80
Replacement expense		5,542	-	601	-	2,473	-	1,995	-	10,611
Per occupied unit		40	-	13	-	7	-	105	-	15
Capital expense		-	-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-	-
Total Operating Expenses		81,483	30,880	28,203	11,036	233,696	17,111	9,476	8,899	420,785
Per occupied unit		590	506	600	460	627	489	499	556	590

Summary Revenue and Expenses

Total Operating Income	99,343	39,989	36,073	19,999	329,155	16,512	15,087	17,004	573,161
Total Operating Expenses	81,483	30,880	28,203	11,036	233,696	17,111	9,476	8,899	420,785
Monthly Net Operating Income	17,860	9,108	7,870	8,963	95,458	(599)	5,611	8,105	152,376
Per occupied unit	129	149	167	373	256	(17)	295	507	214

FYTD Net Operating Income*

	186,194	52,108	36,888	47,670	753,493	27,081	39,016	36,789	1,179,239
Previous Fiscal Year NOI (6/30/2024)*	297,200	112,539	62,592	30,825	1,275,759	97,026	45,323	20,935	1,942,199

* For comparison purposes, Net Operating Income YTD excludes all capital expenditures and corresponding reimbursement, as those are typically paid from replacement reserve funds and/or bond funds at this time (not PDHA revenue).

DECEMBER 2024 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Dec-24

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 1/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CANDLEWOOD 30	CARLOS ORTEGA 73	CATALINA GARDENS 72	LA ROCCA VILLAS 27	LAS SERENAS 150	PUEBLOS 15	SAGECREST SR. 14	MONTHLY TOTALS 381
REVENUE									
<u>EXTREMELY LOW: 20%</u>									
Occupied units		2	3	8	3	10	-	-	26
Total rental income		422	996	1,556	789	2,152			5,915
Per occupied unit		211	332	194	263	215			227
<u>EXTREMELY LOW: 21% --> 25%</u>									
Occupied units		7	8	18	5	23	3	1	65
Total rental income		2,051	3,152	4,736	1,769	6,617	888	291	19,504
Per occupied unit		293	394	263	354	288	296	291	300
<u>EXTREMELY LOW: 26% --> 30%</u>									
Occupied units		5	9	9	4	16	3	3	49
Total rental income		1,882	4,371	3,139	1,780	6,124	1,129	1,184	19,609
Per occupied unit		376	486	349	445	383	376	395	400
<u>VERY LOW: 31% --> 35%</u>									
Occupied units		3	6	7	5	18	4	3	46
Total rental income		1,310	3,393	3,008	2,548	8,359	1,780	1,380	21,778
Per occupied unit		437	566	430	510	464	445	460	473
<u>VERY LOW: 36% --> 40%</u>									
Occupied units		4	7	3	2	22	1	1	40
Total rental income		2,124	4,457	1,413	1,190	11,905	544	547	22,180
Per occupied unit		531	637	471	595	541	544	547	554
<u>VERY LOW: 41% --> 45%</u>									
Occupied units		2	8	11	2	19	3	1	46
Total rental income		1,222	5,914	6,346	1,328	12,133	1,853	606	29,402
Per occupied unit		611	739	577	664	639	618	606	639
<u>VERY LOW: 46% --> 50%</u>									
Occupied units		4	15	1	2	9	1	2	34
Total rental income		2,905	12,560	656	1,464	6,767	748	1,425	26,525
Per occupied unit		726	837	656	732	752	748	713	780
<u>VERY LOW: Up to 50%</u>									
Occupied units		27	56	57	23	117	15	11	306
Total rental income		11,916	34,843	20,854	10,868	54,057	6,942	5,433	144,913
Per occupied unit		441	622	366	473	462	463	494	474
<u>LOWER: 51% --> 55%</u>									
Occupied units		1	6	3	1	9	-	-	20
Total rental income		785	5,280	2,113	821	7,133	-	-	16,132
Per occupied unit		785	880	704	821	793			807
<u>LOWER: 56% --> 60%</u>									
Occupied units		-	2	4	-	7	-	2	15
Total rental income		-	1,890	3,198	-	6,075	-	1,744	12,907
Per occupied unit		-	945	800	-	868	-	872	860
<u>LOWER: 61% --> 65%</u>									
Occupied units		-	5	-	1	3	-	1	10
Total rental income		-	6,223	-	1,184	3,408	-	1,165	11,980
Per occupied unit		-	1,245	-	1,184	1,136	-	1,165	1,198
<u>LOWER: 66% --> 70%</u>									
Occupied units		-	-	-	-	2	-	-	2
Total rental income		-	-	-	-	2,476	-	-	2,476
Per occupied unit		-	-	-	-	1,238	-	-	1,238
<u>LOWER: 71% --> 75%</u>									
Occupied units		-	2	-	-	-	-	-	2
Total rental income		-	2,861	-	-	-	-	-	2,861
Per occupied unit		-	1,431	-	-	-	-	-	1,431
<u>LOWER: 76% --> 80%</u>									
Occupied units		-	1	-	-	2	-	-	3
Total rental income		-	1,398	-	-	3,037	-	-	4,435
Per occupied unit		-	1,398	-	-	1,519	-	-	1,478
<u>LOWER: 51% --> 80%</u>									
Occupied units		1	16	7	2	23	-	3	52
Total rental income		785	17,652	5,311	2,005	22,129	-	2,909	50,791
Per occupied unit		785	1,103	759	1,003	962		970	977
<u>MODERATE: 81% --> 120%</u>									
Occupied units		2	1	1	2	6	-	-	12
Total rental income		3,299	2,010	1,611	2,964	9,309			19,193
Per occupied unit		1,650	2,010	1,611	1,482	1,552			1,599

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"SENIOR PROPERTIES"

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REPORT DATE: 1/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CANDLEWOOD 30	CARLOS ORTEGA 73	CATALINA GARDENS 72	LA ROCCA VILLAS 27	LAS SERENAS 150	PUEBLOS 15	SAGECREST SR. 14	MONTHLY TOTALS 381
Summary Income:									
Rent Roll Expected Income		16,000	54,505	27,776	15,837	85,495	6,942	8,342	214,897
Delinquent Income		(982)	(1,229)	(1,403)	(452)	2,890	-	(38)	(1,214)
Actual Rent Received		15,018	53,276	26,373	15,385	88,385	6,942	8,304	213,683
Other Income:									
Laundry		-	-	-	1	404	-	-	406
Other (Credit Report/Late Fees)		25	-	100	-	142	-	-	267
Total operating income		15,043	53,276	26,473	15,386	88,931	6,942	8,304	214,355
Occupied Units		30	73	65	27	146	15	14	370
Income per occupied unit		501	730	407	570	609	463	593	579

EXPENSES

Operating Expenses:

Payroll	7,604	24,308	18,015	8,174	23,547	4,402	3,186	89,236
Per occupied unit	253	333	277	303	161	293	228	241
Administrative	1,485	4,580	4,752	1,564	9,739	743	1,419	24,281
Per occupied unit	50	63	73	58	67	50	101	66
Advertising/promotion	-	214	-	-	148	-	-	362
Per occupied unit	-	3	-	-	1	-	-	1
Contract services	509	3,099	2,860	1,674	3,939	686	987	13,754
Per occupied unit	17	42	44	62	27	46	70	37
Utility services	4,097	8,885	6,186	38,490	11,399	1,202	1,172	71,432
Per occupied unit	137	122	95	1,426	78	80	84	193
Maintenance	1,393	3,375	3,105	-	(1,403)	1,042	748	8,260
Per occupied unit	46	46	48	-	(10)	69	53	22
Replacement expense	-	40	1,788	-	3,715	895	-	6,439
Per occupied unit	-	1	28	-	25	60	-	17
Capital expense	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-
Total Operating Expenses	15,088	44,502	36,706	49,902	51,085	8,970	7,511	213,764
Per occupied unit	503	610	565	1,848	350	598	537	578

Summary Revenue and Expenses

Total Operating Income	15,043	53,276	26,473	15,386	88,931	6,942	8,304	214,355
Total Operating Expenses	15,088	44,502	36,706	49,902	51,085	8,970	7,511	213,764
Monthly Net Operating Income	(45)	151,515	(10,233)	(34,515)	37,846	(2,028)	793	592
Per occupied unit	(1)	2,076	(157)	(1,278)	259	(135)	57	2

FYTD Net Operating Income*

3,186	90,705	(32,728)	(40,362)	206,747	(8,477)	(1,453)	217,618
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Previous Fiscal Year NOI (6/30/2024)*

(30,763)	156,040	(102,677)	(47,400)	490,379	(1,760)	3,722	467,542
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* For comparison purposes, Net Operating Income YTD excludes all capital expenditures and corresponding reimbursement, as those are typically paid from replacement reserve funds and/or bond funds at this time (not PDHA revenue)