

JANUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Jan-25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 2/20/2025

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	2	1	24	5	1	-	48
Total rental income		2,480	1,090	464	232	5,842	1,088	220	-	11,416
Per occupied unit		248	218	232	232	243	218	220	-	238
<u>EXTREMELY LOW: 21% --> 25%</u>										
Occupied units		21	15	5	1	49	5	-	-	96
Total rental income		6,781	4,339	1,524	309	15,316	1,687	-	-	29,956
Per occupied unit		323	289	305	309	313	337	-	-	312
<u>EXTREMELY LOW: 26% --> 30%</u>										
Occupied units		12	4	4	4	27	5	1	1	58
Total rental income		5,142	1,582	1,485	1,720	11,663	2,082	431	391	24,496
Per occupied unit		429	396	371	430	432	416	431	391	422
<u>VERY LOW: 31% --> 35%</u>										
Occupied units		7	3	5	3	19	3	1	1	42
Total rental income		3,418	1,326	2,338	1,500	9,293	1,542	474	486	20,377
Per occupied unit		488	442	468	500	489	514	474	486	485
<u>VERY LOW: 36% --> 40%</u>										
Occupied units		15	3	2	-	20	1	3	-	44
Total rental income		8,575	1,529	1,111	-	11,604	585	1,711	-	25,115
Per occupied unit		572	510	556	-	580	585	570	-	571
<u>VERY LOW: 41% --> 45%</u>										
Occupied units		15	6	4	2	35	5	4	-	71
Total rental income		9,680	3,406	2,604	1,352	23,624	3,387	2,682	-	46,735
Per occupied unit		645	568	651	676	675	677	671	-	658
<u>VERY LOW: 46% --> 50%</u>										
Occupied units		12	2	2	1	35	5	2	2	61
Total rental income		9,064	1,278	1,420	826	27,845	3,720	1,456	1,480	47,089
Per occupied unit		755	639	710	826	796	744	728	740	772
<u>VERY LOW Up to 50%</u>										
Occupied units		92	38	24	12	209	29	12	4	420
Total rental income		45,140	14,550	10,946	5,939	105,187	14,091	6,974	2,357	205,184
Per occupied unit		491	383	456	495	503	486	581	589	489
<u>LOWER: 51% --> 55%</u>										
Occupied units		6	4	3	2	26	2	-	1	44
Total rental income		4,786	2,957	3,287	1,742	22,152	1,768	-	841	37,533
Per occupied unit		798	739	1,096	871	852	884	-	841	853
<u>LOWER: 56% --> 60%</u>										
Occupied units		13	1	5	2	30	2	1	5	59
Total rental income		11,576	842	4,519	1,892	27,896	1,886	951	4,713	54,275
Per occupied unit		890	842	904	946	930	943	951	943	920
<u>LOWER: 61% --> 65%</u>										
Occupied units		5	1	5	1	21	-	2	-	35
Total rental income		5,897	1,041	6,224	1,248	25,864	-	2,516	-	42,790
Per occupied unit		1,179	1,041	1,245	1,248	1,232	-	1,258	-	1,223
<u>LOWER: 66% --> 70%</u>										
Occupied units		5	-	1	2	25	-	-	1	34
Total rental income		6,376	-	1,354	2,708	34,043	-	-	1,354	45,835
Per occupied unit		1,275	-	1,354	1,354	1,362	-	-	1,354	1,348
<u>LOWER: 71% --> 75%</u>										
Occupied units		1	3	2	-	12	1	-	-	19
Total rental income		1,390	3,744	2,922	-	17,797	1,499	-	-	27,352
Per occupied unit		1,390	1,248	1,461	-	1,483	1,499	-	-	1,440
<u>LOWER: 76% --> 80%</u>										
Occupied units		1	1	1	-	9	-	1	-	13
Total rental income		1,611	1,213	1,544	-	14,041	-	1,532	-	19,941
Per occupied unit		1,611	1,213	1,544	-	1,560	-	1,532	-	1,534
<u>LOWER: 81% --> 80%</u>										
Occupied units		31	10	17	7	123	5	4	7	204
Total rental income		31,636	9,797	19,850	7,590	141,793	5,153	4,999	6,908	227,726
Per occupied unit		1,021	980	1,168	1,084	1,153	1,031	1,250	987	1,116
<u>MODERATE: 81% --> 120%</u>										
Occupied units		17	13	5	4	44	1	2	4	90
Total rental income		25,200	19,590	8,552	7,237	71,344	2,010	4,020	7,388	145,341
Per occupied unit		1,482	1,507	1,710	1,809	1,621	2,010	2,010	1,847	1,615
<u>Summary Income:</u>										
Rent Roll Expected Income		101,976	43,937	39,348	20,766	318,324	21,254	15,993	16,653	578,251
Delinquent Income		(1,436)	(4,169)	(7,681)	(4,191)	7,712	(621)	(1,945)	(1,778)	(14,109)
Actual Rent Received		100,540	39,768	31,667	16,575	326,036	20,633	14,048	14,875	564,142
<u>Other Income:</u>										
Laundry		473	279	-	233	2,877	-	-	173	4,034
Other (Credit Report/Late Fees)		1,840	30	425	200	2,035	150	150	175	5,005
Total Operating Income		102,853	40,077	32,092	17,008	330,948	20,783	14,198	15,223	573,182

JANUARY 2025 REPORT

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REPORTING MONTH: Jan-25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 2/20/2025

INCOME LEVEL OF OCCUPANT	AVAILABLE UNITS	CALIFORNIA VILLAS	DESERT POINTE	LAGUNA PALMS	NEIGHBORS	ONE QUAIL PLACE	PALM VILLAGE	SANTA ROSA	TAOS PALMS	MONTHLY TOTALS
		141	64	48	24	384	36	20	16	733
Occupied Units		140	61	46	23	376	35	18	15	714
Income per occupied unit		735	657	698	739	880	594	789	1,015	803

EXPENSES

Operating Expenses:

Payroll	27,189	13,948	11,563	4,606	104,887	7,357	2,871	3,691	176,112
Per occupied unit	194	229	251	200	279	210	159	246	247
Administrative	11,639	4,558	2,863	1,807	28,964	1,764	1,020	1,258	53,873
Per occupied unit	83	75	62	79	77	50	57	84	75
Advertising/Promotion	-	8	-	-	-	-	-	-	8
Per occupied unit	-	0	-	-	-	-	-	-	0
Contract Services	3,614	2,473	1,341	1,382	32,177	1,062	397	492	42,936
Per occupied unit	26	41	29	60	86	30	22	33	60
Utility Services	14,855	4,945	4,110	2,310	17,954	4,403	1,159	1,263	51,000
Per occupied unit	106	81	89	100	48	126	64	84	71
Maintenance	28,709	9,616	8,513	6,301	120,887	2,395	582	970	177,974
Per occupied unit	205	158	185	274	322	68	32	65	249
Replacement expense	5,542	1,377	1,624	-	2,586	-	-	-	11,129
Per occupied unit	40	23	35	-	7	-	-	-	16
Capital expense	-	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-	-
Total Operating Expenses	91,548	36,924	30,015	16,406	307,455	16,982	6,028	7,674	513,032
Per occupied unit	654	605	652	713	818	485	335	512	719

Summary Revenue and Expenses

Total Operating Income	102,853	40,077	32,092	17,008	330,948	20,783	14,198	15,223	573,182
Total Operating Expenses	91,548	36,924	30,015	16,406	307,455	16,982	6,028	7,674	513,032
Monthly Net Operating Income	11,305	3,153	2,077	602	23,493	3,801	8,170	7,549	60,150
Per occupied unit	81	52	45	26	62	109	454	503	84

FYTD Net Operating Income*

	212,818	61,683	44,830	49,930	817,548	33,623	48,301	45,659	1,314,393
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).

JANUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: Jan-25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 2/20/2025

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	2,162			5,925
Per occupied unit		211	332	194	263	216			228
<u>EXTREMELY LOW: 21% --> 25%</u>									
Occupied units		7	8	18	5	23	3	1	65
Total rental income		2,065	3,152	4,756	1,769	6,617	888	291	19,538
Per occupied unit		295	394	264	354	288	296	291	301
<u>EXTREMELY LOW: 26% --> 30%</u>									
Occupied units		5	8	10	5	17	3	3	51
Total rental income		1,882	3,904	3,496	2,294	6,699	1,129	1,184	20,588
Per occupied unit		376	488	350	459	394	376	395	404
<u>VERY LOW: 31% --> 35%</u>									
Occupied units		3	5	4	5	17	3	3	40
Total rental income		1,328	2,842	1,734	2,548	7,885	1,335	1,380	19,052
Per occupied unit		443	568	434	510	464	445	460	476
<u>VERY LOW: 36% --> 40%</u>									
Occupied units		3	8	5	2	21	1	1	41
Total rental income		1,583	5,188	2,495	1,190	11,423	544	547	22,970
Per occupied unit		528	648	499	595	544	544	547	560
<u>VERY LOW: 41% --> 45%</u>									
Occupied units		2	7	11	2	19	3	1	45
Total rental income		1,222	5,139	6,294	1,350	12,207	1,853	606	28,671
Per occupied unit		611	734	572	675	642	618	606	637
<u>VERY LOW: 46% --> 50%</u>									
Occupied units		4	16	2	1	10	1	2	36
Total rental income		2,905	13,491	1,312	732	7,515	748	1,425	28,128
Per occupied unit		726	843	656	732	751	748	713	781
<u>VERY LOW: Up to 50%</u>									
Occupied units		26	55	58	23	117	14	11	304
Total rental income		11,407	34,712	21,643	10,672	54,508	6,497	5,433	144,872
Per occupied unit		439	631	373	464	466	464	494	477
<u>LOWER: 51% --> 55%</u>									
Occupied units		1	6	2	1	9	-	-	19
Total rental income		785	5,280	1,447	821	7,133	-	-	15,466
Per occupied unit		785	880	724	821	793			814
<u>LOWER: 56% --> 60%</u>									
Occupied units		-	2	4	-	8	-	2	16
Total rental income			1,890	3,198	-	6,944		1,744	13,776
Per occupied unit			945	800		868		872	861
<u>LOWER: 61% --> 65%</u>									
Occupied units		-	5	-	1	2	-	1	9
Total rental income		-	6,223		1,184	2,246		1,165	10,818
Per occupied unit			1,245		1,184	1,123		1,165	1,202
<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	6	2	23	-	3	51
Total rental income		785	17,652	4,645	2,005	21,836	-	2,909	49,832

JANUARY 2025 REPORT

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"SENIOR PROPERTIES"

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REPORT DATE: 2/20/2025

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
Per occupied unit		785	1,103	774	1,003	949		970	977
MODERATE: 81% --> 120%									
Occupied units		2	1	2	2	6	-	-	13
Total rental income		3,299	2,010	3,036	2,964	9,568			20,877
Per occupied unit		1,650	2,010	1,518	1,482	1,595			1,606
Summary Income:									
Rent Roll Expected Income		15,491	54,374	29,324	15,641	85,912	6,497	8,342	215,581
Delinquent Income		(989)	(2,314)	(2,253)	(452)	2,861	43	-	(3,104)
Actual Rent Received		14,502	52,060	27,071	15,189	88,773	6,540	8,342	212,477
Other Income:									
Laundry		-	-	-	-	-	-	-	-
Other (Credit Report/Late Fees)		25	110	30	-	235	-	-	400
Total operating income		14,527	52,170	27,101	15,189	89,008	6,540	8,342	212,877
Occupied Units		29	72	66	27	146	14	14	368
Income per occupied unit		501	725	411	563	610	467	596	578
EXPENSES									
Operating Expenses:									
Payroll		6,919	15,676	16,371	7,472	21,222	3,994	2,788	74,442
Per occupied unit		239	218	248	277	145	285	199	202
Administrative		1,485	5,464	4,463	1,450	10,912	743	693	25,210
Per occupied unit		51	76	68	54	75	53	50	69
Advertising/promotion		-	-	-	-	163	-	-	163
Per occupied unit		-	-	-	-	1	-	-	0
Contract services		1,420	2,377	1,875	834	2,190	872	448	10,016
Per occupied unit		49	33	28	31	15	62	32	27
Utility services		4,908	8,597	6,931	4,992	11,637	1,265	1,485	39,815
Per occupied unit		169	119	105	185	80	90	106	108
Maintenance		2,116	11,670	9,648	183	21,186	1,913	2,950	49,667
Per occupied unit		73	162	146	7	145	137	211	135
Replacement expense		1,359	-	10,413	-	4,547	-	-	16,319
Per occupied unit		47	-	158	-	31	-	-	44
Capital expense		-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-
Total Operating Expenses		18,208	43,784	49,702	14,930	71,857	8,787	8,364	215,632
Per occupied unit		628	608	753	553	492	628	597	586
Summary Revenue and Expenses									
Total Operating Income		14,527	52,170	27,101	15,189	89,008	6,540	8,342	212,877
Total Operating Expenses		18,208	43,784	49,702	14,930	71,857	8,787	8,364	215,632
Monthly Net Operating Income		(3,681)	151,515	(22,601)	259	17,151	(2,247)	(22)	(2,754)
Per occupied unit		(127)	2,104	(342)	10	117	(160)	(2)	(7)
FYTD Net Operating Income*		3,293	105,112	(38,850)	(45,704)	225,746	(9,607)	(460)	239,531
Previous Fiscal Year NOI (6/30/2024)*		(30,763)	156,040	(102,677)	(47,400)	490,379	(1,760)	3,722	467,542

* 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)