

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

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		9	7	3	1	24	6	1	-	51
Total rental income		2,238	1,527	464	232	5,850	1,388	220	-	11,919
Per occupied unit		249	218	155	232	244	231	220	-	234
<u>EXTREMELY LOW: 21% --> 25%</u>										
Occupied units		21	14	5	1	52	4	-	1	98
Total rental income		6,805	4,048	1,524	323	16,395	1,324	-	323	30,742
Per occupied unit		324	289	305	323	315	331	-	323	314
<u>EXTREMELY LOW: 26% --> 30%</u>										
Occupied units		13	4	4	4	28	5	2	1	61
Total rental income		5,582	1,611	1,485	1,720	12,281	2,082	862	391	26,014
Per occupied unit		429	403	371	430	439	416	431	391	426
<u>VERY LOW: 31% --> 35%</u>										
Occupied units		8	3	5	3	18	2	1	1	41
Total rental income		3,914	1,326	2,338	1,500	8,775	988	474	486	19,801
Per occupied unit		489	442	468	500	487	494	474	486	483
<u>VERY LOW: 36% --> 40%</u>										
Occupied units		14	4	2	-	18	2	3	-	43
Total rental income		8,018	2,030	1,111	-	10,628	1,250	1,711	-	24,748
Per occupied unit		573	508	556	-	590	625	570	-	576
<u>VERY LOW: 41% --> 45%</u>										
Occupied units		15	4	5	2	35	5	4	1	71
Total rental income		9,680	2,282	3,293	1,352	23,624	3,387	2,682	652	46,952
Per occupied unit		645	571	659	676	675	677	671	652	661
<u>VERY LOW: 46% --> 50%</u>										
Occupied units		12	1	1	1	37	5	1	3	61
Total rental income		9,064	680	680	826	29,462	3,720	728	2,306	47,466
Per occupied unit		755	680	680	826	796	744	728	769	778
<u>VERY LOW Up to 50%</u>										
Occupied units		92	37	25	12	212	29	12	7	426
Total rental income		45,301	13,504	10,895	5,953	107,015	14,139	6,677	4,158	207,642
Per occupied unit		492	365	436	496	505	488	556	594	487
<u>LOWER: 51% --> 55%</u>										
Occupied units		7	5	3	3	23	2	-	1	44
Total rental income		5,607	3,671	2,484	2,613	19,620	1,768	-	871	36,634
Per occupied unit		801	734	828	871	853	884	-	871	833
<u>LOWER: 56% --> 60%</u>										
Occupied units		14	1	5	2	30	2	1	4	59
Total rental income		12,478	842	4,519	1,892	27,844	1,886	951	3,719	54,131
Per occupied unit		891	842	904	946	928	943	951	930	917
<u>LOWER: 61% --> 65%</u>										
Occupied units		4	1	5	1	23	-	2	-	36
Total rental income		4,741	1,041	6,224	1,292	28,319	-	2,516	-	44,133
Per occupied unit		1,185	1,041	1,245	1,292	1,231	-	1,258	-	1,226
<u>LOWER: 66% --> 70%</u>										
Occupied units		5	-	1	1	23	-	-	1	31
Total rental income		6,376	-	1,354	1,354	31,477	-	-	1,354	41,915
Per occupied unit		1,275	-	1,354	1,354	1,369	-	-	1,354	1,352
<u>LOWER: 71% --> 75%</u>										
Occupied units		1	3	1	1	13	1	-	-	20
Total rental income		1,390	3,784	1,461	1,511	19,377	1,499	-	-	29,022
Per occupied unit		1,390	1,261	1,461	1,511	1,491	1,499	-	-	1,451
<u>LOWER: 76% --> 80%</u>										
Occupied units		1	1	1	-	11	-	1	-	15
Total rental income		1,611	1,213	1,544	-	17,501	-	1,532	-	23,401
Per occupied unit		1,611	1,213	1,544	-	1,591	-	1,532	-	1,560
<u>LOWER: 81% --> 80%</u>										
Occupied units		32	11	16	8	123	5	4	6	205
Total rental income		32,203	10,551	17,586	8,662	144,138	5,153	4,999	5,944	229,236
Per occupied unit		1,006	959	1,099	1,083	1,172	1,031	1,250	991	1,118
<u>MODERATE: 81% --> 120%</u>										
Occupied units		15	13	5	3	44	1	2	3	86
Total rental income		22,337	20,210	8,817	5,726	71,897	2,010	4,020	5,503	140,520
Per occupied unit		1,489	1,555	1,763	1,909	1,634	2,010	2,010	1,834	1,634
<u>Summary Income:</u>										
Rent Roll Expected Income		99,841	44,265	37,298	20,341	323,050	21,302	15,696	15,605	577,398
Delinquent Income		(276)	(3,937)	(399)	(3,275)	8,412	(621)	(2,010)	(9,579)	(11,685)
Actual Rent Received		99,565	40,328	36,899	17,066	331,462	20,681	13,686	6,026	565,713
<u>Other Income:</u>										
Laundry		359	-	604	-	2,807	924	365	-	5,059
Other (Credit Report/Late Fees)		395	40	465	135	1,750	85	175	150	3,195
Total Operating Income		100,319	40,368	37,968	17,201	336,019	21,690	14,226	6,176	573,967

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

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		139	61	46	23	379	35	18	16	717
Income per occupied unit		722	662	825	748	887	620	790	386	801

EXPENSES

Operating Expenses:

Payroll	26,949	12,722	10,844	3,190	82,779	6,456	2,430	(463)	144,907
Per occupied unit	194	209	236	139	218	184	135	(29)	202
Administrative	9,910	3,957	3,860	1,302	21,514	2,456	990	906	44,895
Per occupied unit	71	65	84	57	57	70	55	57	63
Advertising/Promotion	-	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-	-
Contract Services	5,963	6,430	2,279	3,246	17,447	929	849	1,092	38,235
Per occupied unit	43	105	50	141	46	27	47	68	53
Utility Services	6,670	4,109	6,245	1,960	22,704	21,774	1,928	1,889	67,277
Per occupied unit	48	67	136	85	60	622	107	118	94
Maintenance	3,934	12,206	4,887	4,680	42,194	2,890	1,664	1,737	74,191
Per occupied unit	28	200	106	203	111	83	92	109	103
Replacement expense	-	17,235	931	-	23,995	268	408	-	42,838
Per occupied unit	-	283	20	-	63	8	23	-	60
Capital expense	-	-	-	-	-	-	-	-	-
Per occupied unit	-	-	-	-	-	-	-	-	-
Total Operating Expenses	53,425	56,659	29,047	14,377	210,633	34,773	8,269	5,159	412,342
Per occupied unit	384	929	631	625	556	994	459	322	575

Summary Revenue and Expenses

Total Operating Income	100,319	40,368	37,968	17,201	336,019	21,690	14,226	6,176	573,967
Total Operating Expenses	53,425	56,659	29,047	14,377	210,633	34,773	8,269	5,159	412,342

Monthly Net Operating Income

	46,894	(16,291)	8,922	2,824	125,386	(13,083)	5,957	1,017	161,625
Per occupied unit	337	(267)	194	123	331	(374)	331	64	225

FYTD Net Operating Income*

	259,742	62,627	54,683	52,754	966,920	20,808	54,667	46,676	1,518,878
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).

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 3/20/2025

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	7	4	11	-	-	27
Total rental income		422	996	1,372	1,069	2,374			6,233
Per occupied unit		211	332	196	267	216			231
<u>EXTREMELY LOW: 21% --> 25%</u>									
Occupied units		7	8	19	4	22	4	1	65
Total rental income		2,077	3,152	5,019	1,408	6,432	1,188	291	19,567
Per occupied unit		297	394	264	352	292	297	291	301
<u>EXTREMELY LOW: 26% --> 30%</u>									
Occupied units		5	8	10	6	18	3	3	53
Total rental income		1,882	3,904	3,496	2,762	7,158	1,129	1,184	21,515
Per occupied unit		376	488	350	460	398	376	395	406
<u>VERY LOW: 31% --> 35%</u>									
Occupied units		3	5	5	4	16	3	3	39
Total rental income		1,328	2,842	2,140	2,042	7,440	1,335	1,380	18,507
Per occupied unit		443	568	428	511	465	445	460	475
<u>VERY LOW: 36% --> 40%</u>									
Occupied units		3	9	5	2	20	1	1	41
Total rental income		1,583	5,838	2,495	1,210	10,981	544	547	23,198
Per occupied unit		528	649	499	605	549	544	547	566
<u>VERY LOW: 41% --> 45%</u>									
Occupied units		2	6	11	2	21	3	1	46
Total rental income		1,222	4,430	6,314	1,350	13,457	1,853	606	29,232
Per occupied unit		611	738	574	675	641	618	606	635
<u>VERY LOW: 46% --> 50%</u>									
Occupied units		5	16	1	1	11	1	2	37
Total rental income		3,650	13,568	656	732	8,263	748	1,425	29,042
Per occupied unit		730	848	656	732	751	748	713	785
<u>VERY LOW: Up to 50%</u>									
Occupied units		27	55	58	23	119	15	11	308
Total rental income		12,164	34,730	21,492	10,573	56,105	6,797	5,433	147,294
Per occupied unit		451	631	371	460	471	453	494	478
<u>LOWER: 51% --> 55%</u>									
Occupied units		1	6	2	1	5	-	-	15
Total rental income		785	5,280	1,447	821	4,054	-	-	12,387
Per occupied unit		785	880	724	821	811			826
<u>LOWER: 56% --> 60%</u>									
Occupied units		-	2	4	-	10	-	2	18
Total rental income			1,890	3,198	-	8,764		1,744	15,596
Per occupied unit			945	800		876		872	866
<u>LOWER: 61% --> 65%</u>									
Occupied units		-	5	-	1	4	-	1	11
Total rental income		-	6,223		1,184	4,570		1,165	13,142
Per occupied unit			1,245		1,184	1,143		1,165	1,195
<u>LOWER: 66% --> 70%</u>									
Occupied units		-		-	-	1	-	-	1
Total rental income						1,259			1,259
Per occupied unit						1,259			1,259
<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	-	-	3	-	-	4
Total rental income			1,398			4,542			5,940
Per occupied unit			1,398			1,514			1,485
<u>LOWER: 51% --> 80%</u>									
Occupied units		1	16	6	2	23	-	3	51
Total rental income		785	17,652	4,645	2,005	23,189	-	2,909	51,185

FEBRUARY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: February - 25

"SENIOR PROPERTIES"

REPORTED BY: **CYNDI KARP**

REPORT DATE: 3/20/2025

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	1,008		970	1,004
MODERATE: 81% --> 120%									
Occupied units	2	1	2	2	6	-	-	-	13
Total rental income	3,299	2,010	3,036	3,177	9,568				21,090
Per occupied unit	1,650	2,010	1,518	1,589	1,595				1,622
Summary Income:									
Rent Roll Expected Income	16,248	54,392	29,173	15,755	88,862	6,797	8,342		219,569
Delinquent Income	(1,597)	(1,229)	(1,765)	(575)	1,482	(268)	-		(3,952)
Actual Rent Received	14,651	53,163	27,408	15,180	90,344	6,529	8,342		215,617
Other Income:									
Laundry	-	-	159	35	485	-	-		679
Other (Credit Report/Late Fees)	100	60	40	-	320	25	-		545
Total operating income		14,751	53,223	27,607	15,215	91,149	6,554	8,342	216,841
Occupied Units	30	72	66	27	148	15	14		372
Income per occupied unit	492	739	418	564	616	437	596		583

EXPENSES

Operating Expenses:

Payroll	5,892	9,196	15,330	6,413	17,661	3,280	821		58,592
Per occupied unit	196	128	232	238	119	219	59		158
Administrative	2,369	4,403	4,230	1,464	10,903	743	843		24,955
Per occupied unit	79	61	64	54	74	50	60		67
Advertising/promotion	-	115	-	-	135	-	-		250
Per occupied unit	-	2	-	-	1	-	-		1
Contract services	2,312	5,862	2,601	2,329	4,215	572	1,323		19,214
Per occupied unit	77	81	39	86	28	38	95		52
Utility services	3,992	6,712	5,708	2,218	9,563	923	951		30,068
Per occupied unit	133	93	86	82	65	62	68		81
Maintenance	2,878	2,335	2,558	1,614	9,835	1,150	-		20,370
Per occupied unit	96	32	39	60	66	77	-		55
Replacement expense	-	1,042	584	-	582	-	-		2,208
Per occupied unit	-	14	9	-	4	-	-		6
Capital expense	-	-	-	-	-	-	-		-
Per occupied unit	-	-	-	-	-	-	-		-
Total Operating Expenses	17,444	29,665	31,010	14,037	52,895	6,667	3,939		155,658
Per occupied unit	581	412	470	520	357	444	281		418

Summary Revenue and Expenses

Total Operating Income	14,751	53,223	27,607	15,215	91,149	6,554	8,342		216,841
Total Operating Expenses	17,444	29,665	31,010	14,037	52,895	6,667	3,939		155,658
Monthly Net Operating Income	(2,693)	151,515	(41,969)	1,178	38,253	(113)	4,403		61,183
Per occupied unit	(90)	2,104	(636)	44	258	(8)	314		164

FYTD Net Operating Income*

600	129,712	(38,850)	(44,527)	264,582	(9,420)	3,943	306,042
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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)