

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: April - 25

"MULTI-FAMILY PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 5/20/2025

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
<b>REVENUE</b>										
<u>EXTREMELY LOW: 20%</u>										
Occupied units		11	8	4	1	24	5	1	-	54
Total rental income		2,500	1,748	772	232	5,886	1,168	220		12,526
Per occupied unit		227	219	193	232	245	234	220		232
<u>EXTREMELY LOW: 21% --&gt; 25%</u>										
Occupied units		20	13	4	2	54	4	-	1	98
Total rental income		6,544	3,781	1,236	646	17,214	1,324	-	323	31,068
Per occupied unit		327	291	309	323	319	331		323	317
<u>EXTREMELY LOW: 26% --&gt; 30%</u>										
Occupied units		12	4	4	3	25	4	2	1	55
Total rental income		5,234	1,611	1,575	1,329	10,993	1,703	862	391	23,698
Per occupied unit		436	403	394	443	440	426	431	391	431
<u>VERY LOW: 31% --&gt; 35%</u>										
Occupied units		7	3	6	2	16	3	1	1	39
Total rental income		3,436	1,326	2,844	1,012	7,821	1,482	474	486	18,881
Per occupied unit		491	442	474	506	489	494	474	486	484
<u>VERY LOW: 36% --&gt; 40%</u>										
Occupied units		17	3	3	-	24	2	2	-	51
Total rental income		9,749	1,503	1,708		14,124	1,250	1,148		29,482
Per occupied unit		573	501	569		589	625	574		578
<u>VERY LOW: 41% --&gt; 45%</u>										
Occupied units		14	4	4	2	32	4	4	1	65
Total rental income		9,099	2,322	2,652	1,378	21,814	2,762	2,708	652	43,387
Per occupied unit		650	581	663	689	682	691	677	652	667
<u>VERY LOW: 46% --&gt; 50%</u>										
Occupied units		16	1	2	1	43	5	2	3	73
Total rental income		12,265	680	1,506	826	35,081	3,720	1,542	2,306	57,926
Per occupied unit		767	680	753	826	816	744	771	769	794
<u>VERY LOW Up to 50%</u>										
Occupied units		97	36	27	11	218	27	12	7	435
Total rental income		48,827	12,971	12,293	5,423	112,933	13,409	6,954	4,158	216,968
Per occupied unit		503	360	455	493	518	497	580	594	499
<u>LOWER: 51% --&gt; 55%</u>										
Occupied units		6	4	2	3	16	2	-	1	34
Total rental income		4,842	3,005	1,712	2,613	13,692	1,768	-	871	28,503
Per occupied unit		807	751	856	871	856	884		871	838
<u>LOWER: 56% --&gt; 60%</u>										
Occupied units		13	1	5	3	26	3	1	3	55
Total rental income		11,636	842	4,553	2,855	24,290	2,893	951	2,821	50,841
Per occupied unit		895	842	911	952	934	964	951	940	924
<u>LOWER: 61% --&gt; 65%</u>										
Occupied units		6	2	5	2	25	-	3	-	43
Total rental income		7,131	2,082	6,224	2,584	30,731	-	3,796	-	52,548
Per occupied unit		1,189	1,041	1,245	1,292	1,229		1,265		1,222
<u>LOWER: 66% --&gt; 70%</u>										
Occupied units		4	-	1	-	22	-	-	1	28
Total rental income		5,168	-	1,354	-	29,924	-	-	1,354	37,800
Per occupied unit		1,292		1,354		1,360			1,354	1,350
<u>LOWER: 71% --&gt; 75%</u>										
Occupied units		1	5	-	1	14	1	-	-	22
Total rental income		1,390	6,356	-	1,511	20,907	1,499	-	-	31,663
Per occupied unit		1,390	1,271		1,511	1,493	1,499			1,439
<u>LOWER: 76% --&gt; 80%</u>										
Occupied units		-	1	1	-	16	-	1	-	19
Total rental income			1,213	1,544		25,749		1,532		30,038
Per occupied unit			1,213	1,544		1,609		1,532		1,581
<u>LOWER: 81% --&gt; 80%</u>										
Occupied units		30	13	14	9	119	6	5	5	201
Total rental income		30,167	13,498	15,387	9,563	145,293	6,160	6,279	5,046	231,393
Per occupied unit		1,006	1,038	1,099	1,063	1,221	1,027	1,256	1,009	1,151
<u>MODERATE: 81% --&gt; 120%</u>										
Occupied units		10	12	4	3	34	1	1	2	67
Total rental income		15,286	18,894	6,807	5,726	57,423	2,010	2,010	3,493	111,649
Per occupied unit		1,529	1,575	1,702	1,909	1,689	2,010	2,010	1,747	1,666
<u>Summary Income:</u>										
Rent Roll Expected Income		94,280	45,363	34,487	20,712	315,649	21,579	15,243	12,697	560,010
Delinquent Income		2,052	(4,020)	(3,427)	(2,535)	8,603	(1,058)	(2,010)	(1,158)	(3,553)
Actual Rent Received		96,332	41,343	31,060	18,177	324,252	20,521	13,373	11,539	556,597
<u>Other Income:</u>										
Laundry		435	-	274	-	3,439	540	214	-	4,902
Other (Credit Report/Late Fees)		1,417	(295)	380	(105)	2,181	175	75	210	4,038
<b>Total Operating Income</b>		<b>98,184</b>	<b>41,048</b>	<b>31,714</b>	<b>18,072</b>	<b>329,872</b>	<b>21,236</b>	<b>13,662</b>	<b>11,749</b>	<b>565,537</b>
Occupied Units		137	61	45	23	371	34	18	14	703
Income per occupied unit		717	673	705	786	889	625	759	839	804
<b>EXPENSES</b>										
<u>Operating Expenses:</u>										
Payroll		19,374	8,905	6,350	2,955	75,756	4,171	1,628	2,350	121,489

**REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:**

REPORTING MONTH: April - 25

**"MULTI-FAMILY PROPERTIES"**

REPORTED BY: CYNDI KARP

REPORT DATE: 5/20/2025

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		141	146	141	128	204	123	90	168	173
Administrative		6,879	4,205	2,602	1,045	21,880	2,489	980	422	40,502
Per occupied unit		50	69	58	45	59	73	54	30	58
Advertising/Promotion		-	130	-	-	-	-	-	-	130
Per occupied unit		-	2	-	-	-	-	-	-	0
Contract Services		(42,812)	(4,508)	1,479	(4,318)	13,380	(1,944)	(2,823)	(3,667)	(45,213)
Per occupied unit		(312)	(74)	33	(188)	36	(57)	(157)	(262)	(64)
Utility Services		13,898	5,098	5,242	3,563	13,310	968	1,561	2,724	46,363
Per occupied unit		101	84	116	155	36	28	87	195	66
Maintenance		9,779	4,899	5,966	2,074	26,845	1,657	3,499	1,780	56,500
Per occupied unit		71	80	133	90	72	49	194	127	80
Replacement expense		4,910	4,130	958	1,865	9,880	-	-	-	21,744
Per occupied unit		36	68	21	81	27	-	-	-	31
Capital expense		-	-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-	-
<b>Total Operating Expenses</b>		<b>12,028</b>	<b>22,860</b>	<b>22,597</b>	<b>7,185</b>	<b>161,050</b>	<b>7,340</b>	<b>4,845</b>	<b>3,608</b>	<b>241,513</b>
Per occupied unit		88	375	502	312	434	216	269	258	344

**Summary Revenue and Expenses**

Total Operating Income	98,184	41,048	31,714	18,072	329,872	21,236	13,662	11,749	565,537
Total Operating Expenses	12,028	22,860	22,597	7,185	161,050	7,340	4,845	3,608	241,513

**Monthly Net Operating Income**

<b>86,156</b>	<b>18,188</b>	<b>9,117</b>	<b>10,887</b>	<b>168,822</b>	<b>13,896</b>	<b>8,817</b>	<b>8,141</b>	<b>324,024</b>	
Per occupied unit	629	298	203	473	455	409	490	582	461

**FYTD Net Operating Income\***

<b>382,778</b>	<b>109,781</b>	<b>78,000</b>	<b>70,310</b>	<b>1,233,883</b>	<b>44,497</b>	<b>70,539</b>	<b>64,713</b>	<b>2,054,502</b>
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Previous Fiscal Year NOI (6/30/2024)*	<b>297,200</b>	<b>112,539</b>	<b>62,592</b>	<b>30,825</b>	<b>1,275,759</b>	<b>97,026</b>	<b>45,323</b>	<b>20,935</b>	<b>1,942,199</b>
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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).

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: April - 25

"SENIOR PROPERTIES"

REPORTED BY: CYNDI KARP

REPORT DATE: 5/20/2025

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
<b>REVENUE</b>									
<u>EXTREMELY LOW: 20%</u>									
Occupied units		2	3	7	4	9	-	-	25
Total rental income		422	1,006	1,366	1,069	1,969			5,832
Per occupied unit		211	335	195	267	219			233
<u>EXTREMELY LOW: 21% --&gt; 25%</u>									
Occupied units		7	9	19	4	21	4	1	65
Total rental income		2,103	3,606	5,107	1,420	6,170	1,188	303	19,897
Per occupied unit		300	401	269	355	294	297	303	306
<u>EXTREMELY LOW: 26% --&gt; 30%</u>									
Occupied units		5	6	9	6	22	3	3	54
Total rental income		1,882	3,052	3,179	2,762	8,886	1,129	1,184	22,074
Per occupied unit		376	509	353	460	404	376	395	409
<u>VERY LOW: 31% --&gt; 35%</u>									
Occupied units		3	5	7	4	15	3	3	40
Total rental income		1,328	2,880	3,006	2,060	6,984	1,335	1,380	18,973
Per occupied unit		443	576	429	515	466	445	460	474
<u>VERY LOW: 36% --&gt; 40%</u>									
Occupied units		3	9	4	2	20	1	1	40
Total rental income		1,603	5,838	2,036	1,210	11,043	544	547	22,821
Per occupied unit		534	649	509	605	552	544	547	571
<u>VERY LOW: 41% --&gt; 45%</u>									
Occupied units		2	5	10	1	20	3	1	42
Total rental income		1,222	3,721	5,786	686	12,902	1,853	606	26,776
Per occupied unit		611	744	579	686	645	618	606	638
<u>VERY LOW: 46% --&gt; 50%</u>									
Occupied units		5	16	3	1	11	1	2	39
Total rental income		3,650	13,568	2,057	732	8,263	748	1,425	30,443
Per occupied unit		730	848	686	732	751	748	713	781
<u>VERY LOW: Up to 50%</u>									
Occupied units		27	53	59	22	118	15	11	305
Total rental income		12,210	33,671	22,537	9,939	56,217	6,797	5,445	146,816
Per occupied unit		452	635	382	452	476	453	495	481
<u>LOWER: 51% --&gt; 55%</u>									
Occupied units		1	6	1	1	5	-	-	14
Total rental income		785	5,308	690	821	4,054	-	-	11,658
Per occupied unit		785	885	690	821	811			833
<u>LOWER: 56% --&gt; 60%</u>									
Occupied units		-	2	4	-	10	-	2	18
Total rental income			1,920	3,198	-	8,764		1,744	15,626
Per occupied unit			960	800		876		872	868
<u>LOWER: 61% --&gt; 65%</u>									
Occupied units		-	5	-	2	3	-	1	11
Total rental income		-	6,262		2,407	3,486		1,165	13,320
Per occupied unit			1,252		1,204	1,162		1,165	1,211
<u>LOWER: 66% --&gt; 70%</u>									
Occupied units		-	-	-	-	1	-	-	1
Total rental income						1,259			1,259
Per occupied unit						1,259			1,259
<u>LOWER: 71% --&gt; 75%</u>									
Occupied units		-	2	-	-	1	-	-	3
Total rental income			2,861			1,357			4,218
Per occupied unit			1,431			1,357			1,406
<u>LOWER: 76% --&gt; 80%</u>									
Occupied units		-	1	-	-	3	-	-	4
Total rental income			1,398			4,709			6,107
Per occupied unit			1,398			1,570			1,527
<u>LOWER: 51% --&gt; 80%</u>									
Occupied units		1	16	5	3	23	-	3	51
Total rental income		785	17,749	3,888	3,228	23,629	-	2,909	52,188
Per occupied unit		785	1,109	778	1,076	1,027		970	1,023
<u>MODERATE: 81% --&gt; 120%</u>									
Occupied units		2	1	2	2	5	-	-	12
Total rental income		3,299	2,010	3,036	3,177	8,535			20,057
Per occupied unit		1,650	2,010	1,518	1,589	1,707			1,671

**REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:**

REPORTING MONTH: April - 25

**"SENIOR PROPERTIES"**

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REPORT DATE: 5/20/2025

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
<b>Summary Income:</b>									
Rent Roll Expected Income		16,294	53,430	29,461	16,344	88,381	6,797	8,354	219,061
Delinquent Income		(982)	(180)	(2,070)	(452)	3,439	-	-	(245)
Actual Rent Received		15,312	53,250	27,391	15,892	91,820	6,797	8,354	218,816
<b>Other Income:</b>									
Laundry		-	-	61	27	888	-	-	976
Other (Credit Report/Late Fees)		(125)	270	125	-	145	-	-	415
<b>Total operating income</b>		<b>15,187</b>	<b>53,520</b>	<b>27,577</b>	<b>15,919</b>	<b>92,853</b>	<b>6,797</b>	<b>8,354</b>	<b>220,207</b>
Occupied Units		30	70	66	27	146	15	14	368
Income per occupied unit		506	765	418	590	636	453	597	598
<b>EXPENSES</b>									
<b>Operating Expenses:</b>									
Payroll		4,925	13,792	11,756	5,230	14,775	2,838	1,931	55,247
Per occupied unit		164	197	178	194	101	189	138	150
Administrative		1,485	5,882	4,101	1,456	8,871	743	693	23,230
Per occupied unit		50	84	62	54	61	50	50	63
Advertising/promotion		-	375	-	-	285	-	-	661
Per occupied unit		-	5	-	-	2	-	-	2
Contract services		(1,683)	3,368	15	(3,661)	(6,226)	(2,221)	(2,745)	(13,153)
Per occupied unit		(56)	48	0	(136)	(43)	(148)	(196)	(36)
Utility services		793	2,912	6,069	1,616	8,251	1,117	(172)	20,586
Per occupied unit		26	42	92	60	57	74	(12)	56
Maintenance		3,896	1,246	2,853	71	6,743	1,407	-	16,217
Per occupied unit		130	18	43	3	46	94	-	44
Replacement expense		679	-	6,908	-	5,513	-	-	13,100
Per occupied unit		23	-	105	-	38	-	-	36
Capital expense		-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-
<b>Total Operating Expenses</b>		<b>10,094</b>	<b>27,576</b>	<b>31,702</b>	<b>4,712</b>	<b>38,211</b>	<b>3,883</b>	<b>(292)</b>	<b>115,887</b>
Per occupied unit		336	394	480	175	262	259	(21)	315
<b>Summary Revenue and Expenses</b>									
Total Operating Income		15,187	53,520	27,577	15,919	92,853	6,797	8,354	220,207
Total Operating Expenses		10,094	27,576	31,702	4,712	38,211	3,883	(292)	115,887
<b>Monthly Net Operating Income</b>		<b>5,093</b>	<b>151,515</b>	<b>(41,969)</b>	<b>11,208</b>	<b>54,641</b>	<b>2,914</b>	<b>8,646</b>	<b>104,320</b>
Per occupied unit		170	2,164	(636)	415	374	194	618	283
<b>FYTD Net Operating Income*</b>		<b>6,584</b>	<b>214,487</b>	<b>(44,087)</b>	<b>(29,750)</b>	<b>357,867</b>	<b>(9,323)</b>	<b>15,611</b>	<b>511,390</b>
Previous Fiscal Year NOI (6/30/2024)*		<b>(30,763)</b>	<b>156,040</b>	<b>(102,677)</b>	<b>(47,400)</b>	<b>490,379</b>	<b>(1,760)</b>	<b>3,722</b>	<b>467,542</b>

\* 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)