Twenty-four transfers and the additional $1,000 component

January 2023 and April 2023-February 2025

Observed bank evidence

Twenty-four separately identified debits of $4,600 total $110,400. The selected bank rows are reproduced after the calculation table. These are outgoing bank transactions identifying Jun or Jun-related bill pay, not a lender payment history.

Calculation method

1. Identify each unique $4,600 debit in the supplied ABC Elder Care bank statements. Use the bank posting date, not an accounting, scheduling or estimated delivery date.
2. Count each bank transaction once. Do not count its accounting copy, a bill-pay notice or a repeated screenshot as another payment.
3. Under the separately documented $3,600 base plus $1,000 arrangement, assign a derived $1,000 component to each identified $4,600 debit.
4. Multiply 24 by $1,000 = $24,000. The remaining $86,400 is 24 times the described $3,600 base; it is not an independently audited mortgage-servicer allocation.

What this calculation does not establish

The bank does not code each transfer as $3,600 plus $1,000. That decomposition depends on the parties' documented arrangement and must be read with the lease/amendment, message context and the existing February-April 2023 payment excerpts. Rent-labelled memos are retained; this exhibit does not decide legal characterization, enforceability or waiver.

The $24,000 is not a finding of net profit, the total amount ever received by the Capinpins, a complete rent ledger, or a resolution of disputed balances. Actual lender obligations changed. Early pooled funds included their contributions. A debit does not independently prove recipient credit or mortgage-servicer application. No complete processor-return or servicer audit is claimed.

Special source handling

October 2024 is a scanned statement; its October 4 row was located using OCR and checked visually. The February 2025 statement is misnamed eStmt_2024-02-28.pdf; its internal period is February 2025. Source crops preserve amount, date, payee identification and available memo. Unrelated transactions, account headers, confirmation codes and transaction identifiers are omitted or blacked out. Crops are raster images; original PDFs are not embedded.

PM03 / Calculation table

#	Bank posting	Bank debit	Derived extra	Source page
1	01/06/23	$4,600	$1,000	3
2	04/10/23	$4,600	$1,000	3
3	05/09/23	$4,600	$1,000	3
4	06/09/23	$4,600	$1,000	3
5	07/10/23	$4,600	$1,000	3
6	08/10/23	$4,600	$1,000	4
7	09/05/23	$4,600	$1,000	3
8	10/05/23	$4,600	$1,000	3
9	11/10/23	$4,600	$1,000	4
10	12/07/23	$4,600	$1,000	4
11	01/11/24	$4,600	$1,000	3
12	02/12/24	$4,600	$1,000	4
13	03/11/24	$4,600	$1,000	4
14	04/08/24	$4,600	$1,000	4
15	05/06/24	$4,600	$1,000	4
16	06/10/24	$4,600	$1,000	4
17	07/12/24	$4,600	$1,000	4
18	08/13/24	$4,600	$1,000	4
19	09/11/24	$4,600	$1,000	4
20	10/04/24	$4,600	$1,000	4
21	11/12/24	$4,600	$1,000	4
22	12/10/24	$4,600	$1,000	4
23	01/13/25	$4,600	$1,000	4
24	02/11/25	$4,600	$1,000	5
	TOTAL	$110,400	$24,000	24 debits

“Derived extra” is an analytical calculation, not a separate bank-coded transaction. Rows 1-24 correspond to the source excerpts on the following pages; exact file names and source page numbers appear above each excerpt. January is the one identified 2023 component before the February-March lower payments. April 2023-February 2025 supplies the other 23.

PM03 / Source rows 1-4

1. 01/06/23 | $4,600

eStmt_2023-01-31 (1).pdf | PDF p.3

01/06/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

2. 04/10/23 | $4,600

eStmt_2023-04-28 (2).pdf | PDF p.3

04/10/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

3. 05/09/23 | $4,600

eStmt_2023-05-31 (3).pdf | PDF p.3

05/09/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

continued on the next page

4. 06/09/23 | $4,600

eStmt_2023-06-30 (1).pdf | PDF p.3

06/09/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

Selected bank-row excerpts. Black bars remove identifiers. Full source-file SHA-256 values and crop coordinates are retained in the separate private manifest.

PM03 / Source rows 5-8

5. 07/10/23 | $4,600

eStmt_2023-07-31 (2).pdf | PDF p.3

07/10/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

6. 08/10/23 | $4,600

eStmt_2023-08-31 (1).pdf | PDF p.4

08/10/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

7. 09/05/23 | $4,600

eStmt_2023-09-29 (4).pdf | PDF p.3

09/05/23	Zelle Transfer Conf# [redacted] Jun	-4,600.00

8. 10/05/23 | $4,600

eStmt_2023-10-31 (5).pdf | PDF p.3

10/05/23	Zelle payment to Jun for "Rent 10.2023"; Conf# [redacted]	-4,600.00

continued on the next page

Selected bank-row excerpts. Black bars remove identifiers. Full source-file SHA-256 values and crop coordinates are retained in the separate private manifest.

PM03 / Source rows 9-12

9. 11/10/23 | $4,600

eStmt_2023-11-30 (4).pdf | PDF p.4

11/10/23	Zelle payment to Jun for "Rent November 2023"; Conf# [redacted]	-4,600.00

10. 12/07/23 | $4,600

eStmt_2023-12-29 (5).pdf | PDF p.4

12/07/23	Zelle payment to Jun for "Rent December 2023"; Conf# [redacted]	-4,600.00

11. 01/11/24 | $4,600

eStmt_2024-01-31 (8).pdf | PDF p.3

01/11/24	Zelle payment to Jun for "RENT SILVER CREEK JANUARY 2024"; Conf# [redacted]	-4,600.00

12. 02/12/24 | $4,600

eStmt_2024-02-29 (7).pdf | PDF p.4

02/12/24	Zelle payment to Jun Capinpin for "Rent [redacted] Puyallup, WA 98371"; Conf# [redacted]	-4,600.00

Selected bank-row excerpts. Black bars remove identifiers. Full source-file SHA-256 values and crop coordinates are retained in the separate private manifest.

PM03 / Source rows 13-16

13. 03/11/24 | $4,600

eStmt_2024-03-29 (7).pdf | PDF p.4

03/11/24	Zelle payment to Jun Capinpin for "March 2024 Rent"; Conf# [redacted]	-4,600.00

14. 04/08/24 | $4,600

eStmt_2024-04-30 (6).pdf | PDF p.4

04/08/24	Zelle payment to Jun Capinpin for "Silvern Creek AFH Rent due 04.01.24"; Conf# [redacted]	-4,600.00

15. 05/06/24 | $4,600

eStmt_2024-05-31.pdf | PDF p.4

05/06/24	Zelle payment to Jun Capinpin for "Rent May 2024. [redacted] Puyallup WA 9837"; Conf# [redacted]	-4,600.00

16. 06/10/24 | $4,600

eStmt_2024-06-28.pdf | PDF p.4

06/10/24	Zelle payment to Jun Capinpin for "Rent 06.2024"; Conf# [redacted]	-4,600.00

Selected bank-row excerpts. Black bars remove identifiers. Full source-file SHA-256 values and crop coordinates are retained in the separate private manifest.

PM03 / Source rows 17-20

17. 07/12/24 | $4,600

eStmt_2024-07-31.pdf | PDF p.4

07/12/24	Zelle payment to Jun Capinpin for "Rent July 2024"; Conf# [redacted]	-4,600.00

18. 08/13/24 | $4,600

eStmt_2024-08-30.pdf | PDF p.4

08/13/24	Zelle payment to Jun Capinpin for "Rent August 2024"; Conf# [redacted]	-4,600.00

19. 09/11/24 | $4,600

eStmt_2024-09-30.pdf | PDF p.4

09/11/24	Zelle payment to Jun Capinpin for "Rent"; Conf# [redacted]	-4,600.00

20. 10/04/24 | $4,600

eStmt_2024-10-31.pdf | PDF p.4

10/04/24	INTUIT [redacted] DES:BILL_PAY ID:JUN CHRISTOPHER INDN:ABC ELDER CARE CO [redacted] CCD	-4,600.00

Selected bank-row excerpts. Black bars remove identifiers. Full source-file SHA-256 values and crop coordinates are retained in the separate private manifest.

PM03 / Source rows 21-24

21. 11/12/24 | $4,600

eStmt_2024-11-29.pdf | PDF p.4

11/12/24	INTUIT [redacted] CCD	DES:BILL_PAY	ID:JUN CHRISTOPHER	INDN:ABC ELDER CARE	CO	-4,600.00

22. 12/10/24 | $4,600

eStmt_2024-12-31 [redacted] BOA ABC ELDER.pdf | PDF p.4

12/10/24	INTUIT [redacted] CCD	DES:BILL_PAY	ID:JUN CAPINPIN	INDN:ABC ELDER CARE	CO	-4,600.00

23. 01/13/25 | $4,600

[redacted] eStmt_2025-01-31.pdf | PDF p.4

01/13/25	INTUIT [redacted] CCD	DES:BILL_PAY	ID:JUN CAPINPIN	INDN:ABC ELDER CARE	CO	-4,600.00

24. 02/11/25 | $4,600

eStmt_2024-02-28.pdf | PDF p.5

02/11/25	INTUIT [redacted] CCD	DES:BILL_PAY	ID:JUN CAPINPIN	INDN:ABC ELDER CARE	CO	-4,600.00

Selected bank-row excerpts. Black bars remove identifiers. Full source-file SHA-256 values and crop coordinates are retained in the separate private manifest.