MAY 2025 REPORT
PALM DESERT HOUSING AUTHROITY

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: May-25 **"MULTI-FAMILY PROPERTIES"** **REPORTED BY:** **CYNDI KARP**

REPORT DATE: 6/20/2025

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										
EXTREMELY LOW: 20%										
Occupied units		10	8	5	1	25	5	2	-	56
Total rental income		2,258	1,748	1,004	232	6,152	1,168	440		13,002
Per occupied unit		226	219	201	232	246	234	220		232
EXTREMELY LOW: 21% --> 25%										
Occupied units		20	12	4	1	54	4	1	1	97
Total rental income		6,544	3,504	1,236	323	17,244	1,324	311	323	30,809
Per occupied unit		327	292	309	323	319	331	311	323	318
EXTREMELY LOW: 26% --> 30%										
Occupied units		11	4	5	3	26	4	2	1	56
Total rental income		4,840	1,611	2,081	1,329	11,553	1,703	862	391	24,370
Per occupied unit		440	403	416	443	444	426	431	391	435
VERY LOW: 31% --> 35%										
Occupied units		7	2	5	2	15	3	1	1	36
Total rental income		3,454	878	2,358	1,012	7,417	1,482	474	486	17,561
Per occupied unit		493	439	472	506	494	494	474	486	488
VERY LOW: 36% --> 40%										
Occupied units		16	4	2	-	23	2	1	-	48
Total rental income		9,192	2,004	1,133		13,598	1,250	585		27,762
Per occupied unit		575	501	567		591	625	585		578
VERY LOW: 41% --> 45%										
Occupied units		14	4	5	2	34	3	4		66
Total rental income		9,121	2,322	3,341	1,378	23,138	2,031	2,708		44,039
Per occupied unit		652	581	668	689	681	677	677		667
VERY LOW: 46% --> 50%										
Occupied units		19	1	2	1	45	5	2	2	77
Total rental income		14,608	680	1,506	826	37,020	3,720	1,628	1,566	61,554
Per occupied unit		769	680	753	826	823	744	814	783	799
VERY LOW Up to 50%										
Occupied units		97	35	28	10	222	26	13	5	436
Total rental income		50,017	12,747	12,659	5,100	116,122	12,678	7,008	2,766	219,097
Per occupied unit		516	364	452	510	523	488	539	553	503
LOWER: 51% --> 55%										
Occupied units		6	4	2	3	14	2	-	1	32
Total rental income		4,870	3,005	1,712	2,613	12,032	1,768	-	871	26,871
Per occupied unit		812	751	856	871	859	884		871	840
LOWER: 56% --> 60%										
Occupied units		12	1	4	4	28	4	1	4	58
Total rental income		10,764	872	3,702	3,818	26,144	3,980	951	3,784	54,015
Per occupied unit		897	872	925	955	934	995	951	946	931
LOWER: 61% --> 65%										
Occupied units		7	2	6	2	22	-	3	-	42
Total rental income		8,326	2,082	7,516	2,584	27,165	-	3,840		51,513
Per occupied unit		1,189	1,041	1,253	1,292	1,235		1,280		1,227
LOWER: 66% --> 70%										
Occupied units		4	-	1	-	21	-	-	1	27
Total rental income		5,168	-	1,354	-	28,635	-	-	1,354	36,511
Per occupied unit		1,292		1,354		1,364			1,354	1,352
LOWER: 71% --> 75%										
Occupied units		1	4	-	1	14	1	-	-	21
Total rental income		1,390	4,996	-	1,511	20,907	1,499		-	30,303
Per occupied unit		1,390	1,249		1,511	1,493	1,499			1,443
LOWER: 76% --> 80%										
Occupied units		-	1	1	-	17	-	1	-	20
Total rental income			1,213	1,711		27,479		1,532		31,935
Per occupied unit			1,213	1,711		1,616		1,532		1,597
LOWER: 51% --> 80%										
Occupied units		30	12	14	10	116	7	5	6	200
Total rental income		30,518	12,168	15,995	10,526	142,362	7,247	6,323	6,009	231,148
Per occupied unit		1,017	1,014	1,142	1,053	1,227	1,035	1,265	1,002	1,156
MODERATE: 81% --> 120%										
Occupied units		13	13	4	2	32	1	1	4	70
Total rental income		20,113	21,165	7,279	3,886	54,721	2,010	2,010	7,513	118,697
Per occupied unit		1,547	1,628	1,820	1,943	1,710	2,010	2,010	1,878	1,696
Summary Income:										
Rent Roll Expected Income		100,648	46,080	35,933	19,512	313,205	21,935	15,341	16,288	568,942
Delinquent Income		(2,763)	(4,003)	(1,608)	(1,890)	9,410	(621)	(2,020)	(1,810)	(5,305)
Actual Rent Received		97,885	42,077	34,325	17,622	322,615	21,314	13,321	14,478	563,637
Other Income:										
Laundry		379	-	-	-	3,584	-	-	-	3,963
Other (Credit Report/Late Fees)		592	65	210	135	870	225	245	125	2,467
Total Operating Income		**98,857**	**42,142**	**34,535**	**17,757**	**327,069**	**21,539**	**13,566**	**14,603**	**570,068**
Occupied Units		140	60	46	22	370	34	19	15	706
Income per occupied unit		706	702	751	807	884	634	714	974	807
EXPENSES										
Operating Expenses:										
Payroll		19,499	9,104	7,360	3,013	71,509	4,727	1,828	2,390	119,431

MAY 2025 REPORT

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REPORT DATE: 6/20/2025

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		139	152	160	137	193	139	96	159	169
Administrative		16,310	6,512	5,400	2,364	41,097	3,564	1,980	1,575	78,802
Per occupied unit		116	109	117	107	111	105	104	105	112
Advertising/Promotion		-	-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-	-
Contract Services		2,558	(1,830)	(1,036)	(927)	17,556	393	840	(267)	17,287
Per occupied unit		18	(30)	(23)	(42)	47	12	44	(18)	24
Utility Services		(1,322)	5,146	4,204	817	17,398	3,168	1,645	1,348	32,405
Per occupied unit		(9)	86	91	37	47	93	87	90	46
Maintenance		13,162	10,123	6,758	2,081	67,585	6,042	1,402	1,443	108,597
Per occupied unit		94	169	147	95	183	178	74	96	154
Replacement expense		2,306	909	1,985	-	14,363	5,932	-	-	25,495
Per occupied unit		16	15	43	-	39	174	-	-	36
Capital expense		-	-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-	-
Total Operating Expenses		**52,513**	**29,965**	**24,671**	**7,348**	**229,508**	**23,827**	**7,696**	**6,490**	**382,017**
Per occupied unit		375	499	536	334	620	701	405	433	541

Summary Revenue and Expenses	California Villas	Desert Pointe	Laguna Palms	Neighbors	One Quail Place	Palm Village	Santa Rosa	Taos Palms	Monthly Totals
Total Operating Income	98,857	42,142	34,535	17,757	327,069	21,539	13,566	14,603	570,068
Total Operating Expenses	52,513	29,965	24,671	7,348	229,508	23,827	7,696	6,490	382,017
Monthly Net Operating Income	**46,345**	**12,177**	**9,864**	**10,409**	**97,561**	**(2,288)**	**5,870**	**8,113**	**188,051**
Per occupied unit	331	203	214	473	264	(67)	309	541	266
FYTD Net Operating Income*	**431,676**	**122,868**	**89,849**	**80,719**	**1,344,388**	**48,141**	**76,409**	**72,826**	**2,266,876**
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).

MAY 2025 REPORT

REPORT #2 - MONTHLY NET OPERATING INCOME STATEMENT:

REPORTING MONTH: May-25 **"SENIOR PROPERTIES"** **REPORTED BY:** CYNDI KARP

REPORT DATE: 6/20/2025

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								
EXTREMELY LOW: 20%								
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
EXTREMELY LOW: 21% --> 25%								
Occupied units	7	9	20	4	21	5	1	67
Total rental income	2,115	3,618	5,414	1,420	6,196	1,500	303	20,566
Per occupied unit	302	402	271	355	295	300	303	307
EXTREMELY LOW: 26% --> 30%								
Occupied units	5	6	9	6	21	3	3	53
Total rental income	1,928	3,062	3,225	2,762	8,455	1,175	1,184	21,791
Per occupied unit	386	510	358	460	403	392	395	411
VERY LOW: 31% --> 35%								
Occupied units	2	5	7	4	16	2	3	39
Total rental income	1,502	2,880	3,006	2,060	7,447	890	1,380	19,165
Per occupied unit	751	576	429	515	465	445	460	491
VERY LOW: 36% --> 40%								
Occupied units	3	9	4	2	20	1	1	40
Total rental income	1,623	5,854	1,972	1,210	11,043	544	547	22,793
Per occupied unit	541	650	493	605	552	544	547	570
VERY LOW: 41% --> 45%								
Occupied units	2	6	8	1	20	3	1	41
Total rental income	1,222	4,452	4,658	686	12,902	1,875	628	26,423
Per occupied unit	611	742	582	686	645	625	628	644
VERY LOW: 46% --> 50%								
Occupied units	5	16	3	1	12	1	2	40
Total rental income	3,650	13,799	2,057	732	9,077	748	1,425	31,488
Per occupied unit	730	862	686	732	756	748	713	787
VERY LOW: Up to 50%								
Occupied units	26	54	58	22	119	15	11	305
Total rental income	12,462	34,671	21,698	9,939	57,089	6,732	5,467	148,058
Per occupied unit	479	642	374	452	480	449	497	485
LOWER: 51% --> 55%								
Occupied units	1	5	1	1	5	-	-	13
Total rental income	785	4,442	690	849	4,054	-		10,820
Per occupied unit	785	888	690	849	811			832
LOWER: 56% --> 60%								
Occupied units	-	3	4	-	10	-	2	19
Total rental income		2,895	3,198	-	8,794		1,744	16,631
Per occupied unit		965	800		879		872	875
LOWER: 61% --> 65%								
Occupied units	-	6	-	2	3	-	1	12
Total rental income	-	7,530		2,407	3,486		1,165	14,588
Per occupied unit		1,255		1,204	1,162		1,165	1,216
LOWER: 66% --> 70%								
Occupied units	-		-	-	1	-	-	1
Total rental income					1,259			1,259
Per occupied unit					1,259			1,259
LOWER: 71% --> 75%								
Occupied units	-	2	-	-	1	-	-	3
Total rental income		2,861		-	1,357			4,218
Per occupied unit		1,431			1,357			1,406
LOWER: 76% --> 80%								
Occupied units	-	1	-	-	3	-	-	4
Total rental income		1,398			4,709			6,107
Per occupied unit		1,398			1,570			1,527
LOWER: 51% --> 80%								
Occupied units	1	17	5	3	23	-	3	52
Total rental income	785	19,126	3,888	3,256	23,659	-	2,909	53,623
Per occupied unit	785	1,125	778	1,085	1,029		970	1,031
MODERATE: 81% --> 120%								
Occupied units	2	1	2	2	4	-	-	11
Total rental income	3,299	2,010	3,036	3,177	6,671			18,193
Per occupied unit	1,650	2,010	1,518	1,589	1,668			1,654

MAY 2025 REPORT

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REPORTING MONTH: May-25 **"SENIOR PROPERTIES"** **REPORTED BY:** CYNDI KARP

REPORT DATE: 6/20/2025

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		16,546	55,807	28,622	16,372	87,419	6,732	8,376	219,874
Delinquent Income		(1,170)	(1,985)	(422)	(452)	3,480	(22)	-	(571)
Actual Rent Received		15,376	53,822	28,200	15,920	90,899	6,710	8,376	219,303
Other Income:									
Laundry		14	-	130	-	-	-	-	145
Other (Credit Report/Late Fees)		-	135	35	25	55	-	-	250
Total operating income		**15,390**	**53,957**	**28,365**	**15,945**	**90,954**	**6,710**	**8,376**	**219,698**
Occupied Units		29	72	65	27	146	15	14	368
Income per occupied unit		531	749	436	591	623	447	598	597
EXPENSES									
Operating Expenses:									
Payroll		4,758	12,843	11,139	5,216	14,447	2,690	1,875	52,967
Per occupied unit		164	178	171	193	99	179	134	144
Administrative		2,955	8,071	7,882	3,203	16,100	1,478	1,379	41,068
Per occupied unit		102	112	121	119	110	99	99	112
Advertising/promotion		-	-	-	-	(42)	-	-	(42)
Per occupied unit		-	-	-	-	(0)	-	-	(0)
Contract services		2,188	3,523	2,908	1,835	4,526	997	773	16,751
Per occupied unit		75	49	45	68	31	66	55	46
Utility services		2,605	10,501	4,636	406	10,047	1,055	1,154	30,403
Per occupied unit		90	146	71	15	69	70	82	83
Maintenance		1,917	1,918	4,117	163	13,215	837	2,979	25,146
Per occupied unit		66	27	63	6	91	56	213	68
Replacement expense		-	1,062	7,530	-	1,995	-	-	10,586
Per occupied unit		-	15	116	-	14	-	-	29
Capital expense		-	-	-	-	-	-	-	-
Per occupied unit		-	-	-	-	-	-	-	-
Total Operating Expenses		**14,422**	**37,917**	**38,212**	**10,823**	**60,286**	**7,057**	**8,160**	**176,879**
Per occupied unit		497	527	588	401	413	470	583	481
Summary Revenue and Expenses									
Total Operating Income		15,390	53,957	28,365	15,945	90,954	6,710	8,376	219,698
Total Operating Expenses		14,422	37,917	38,212	10,823	60,286	7,057	8,160	176,879
Monthly Net Operating Income		**968**	**151,515**	**(41,969)**	**5,122**	**30,668**	**(347)**	**216**	**42,819**
Per occupied unit		33	2,104	(646)	190	210	(23)	15	116
FYTD Net Operating Income*		**7,553**	**231,063**	**(46,404)**	**(24,628)**	**390,543**	**(9,670)**	**15,827**	**564,283**
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)