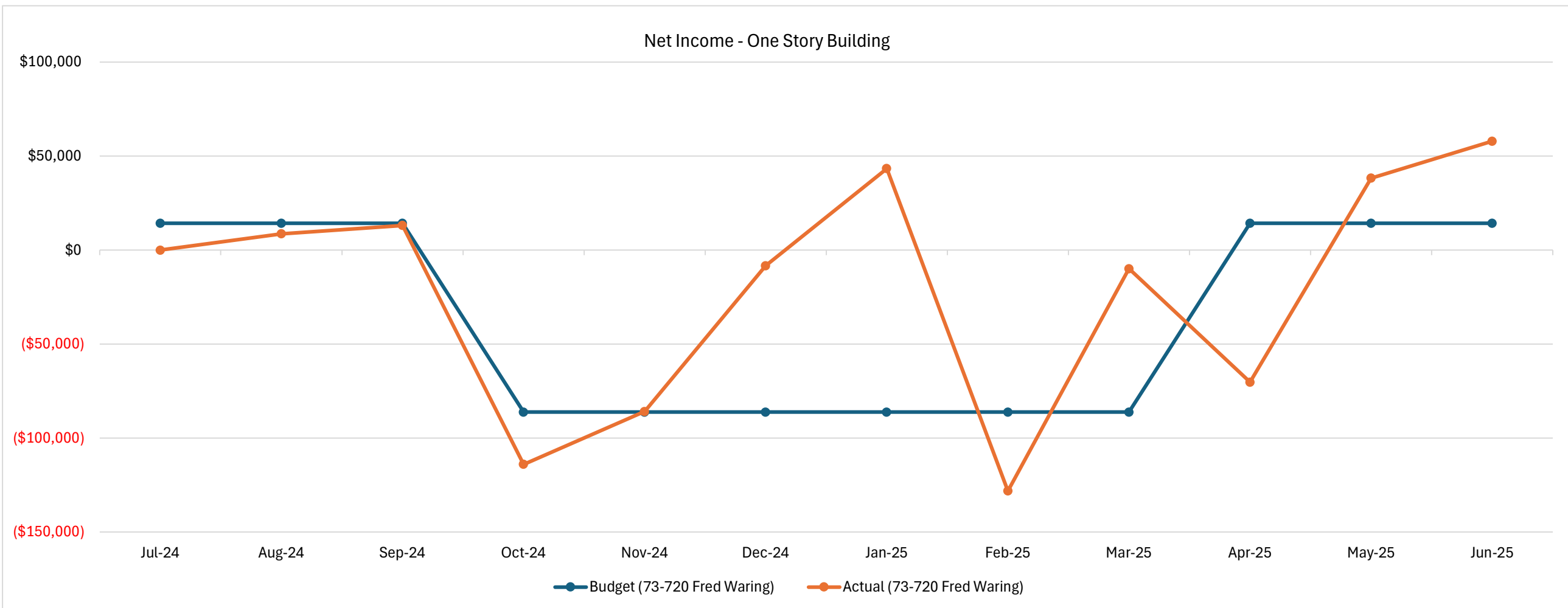
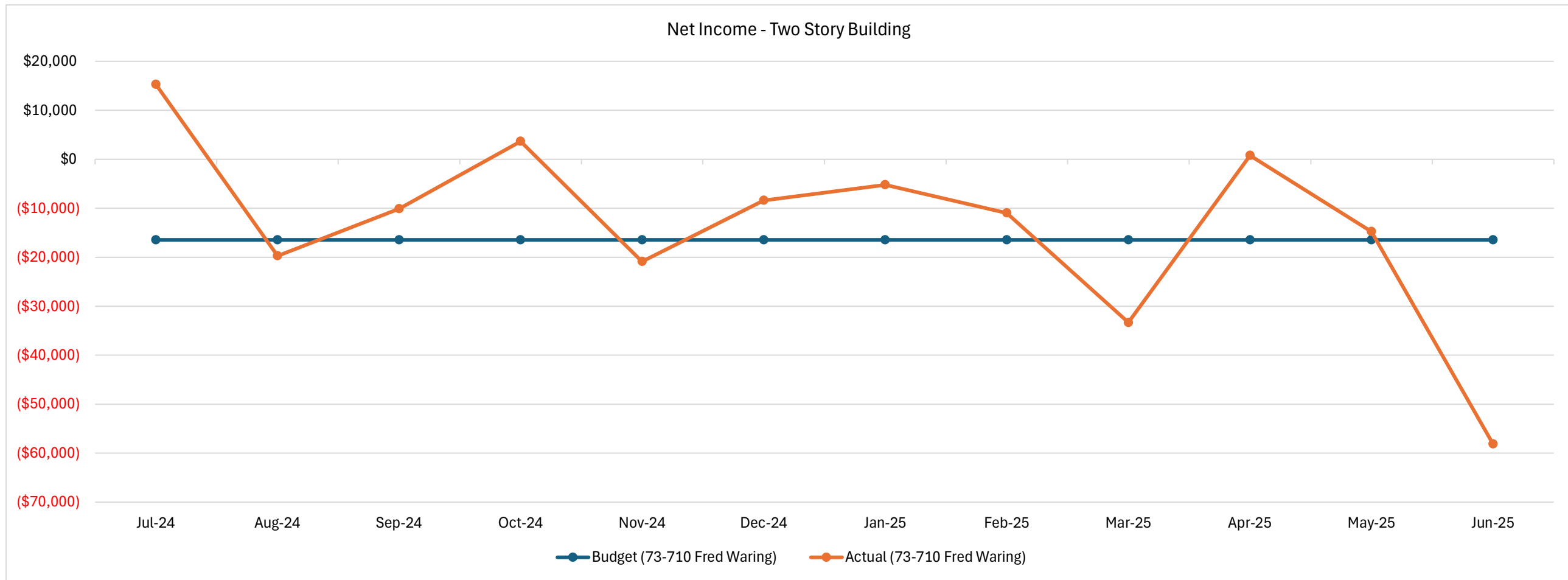


**Parkview Office Complex
Statement of Activities
April 2025 - June 2025
Summary of Net Income**



**Parkview Office Complex
Statement of Activities
April 2025 - June 2025**

73-710 Fred Waring Drive- Two (2) Story Building

	April - June 2025 Budget	April - June 2025 Actual	\$ Variance	% Variance	% Budget	YTD Budget	YTD Actual	\$ Variance	% Variance	% Budget
Revenues*										
Rental	\$ 72,060	\$ 54,873	\$ (17,187)	-24%	76%	\$ 288,240	\$ 236,364	\$ (51,876)	-18%	82%
Total Revenues	\$ 72,060	\$ 54,873	\$ (17,187)	-24%	76%	\$ 288,240	\$ 236,364	\$ (51,876)	-18%	82%
Expenses**										
Professional-Contract	\$ 15,206	\$ 24,346	\$ 9,141	60%	160%	\$ 60,822	\$ 49,004	\$ (11,818)	-19%	81%
Tenant Improvements [1]	\$ 20,150	\$ -	\$ (20,150)	-100%	0%	\$ 80,600	\$ -	\$ (80,600)	-100%	0%
Repairs & Maintenance- Building	\$ 7,750	\$ 16,992	\$ 9,242	119%	219%	\$ 31,000	\$ 30,920	\$ (80)	0%	100%
Repairs & Maintenance- Streets	\$ 775	\$ 983	\$ 208	27%	127%	\$ 3,100	\$ 2,358	\$ (742)	-24%	76%
Repairs & Maintenance- Other Equip	\$ 775	\$ -	\$ (775)	-100%	0%	\$ 3,100	\$ -	\$ (3,100)	-100%	0%
Utilities-Gas/Electric	\$ 35,464	\$ 22,277	\$ (13,187)	-37%	63%	\$ 141,854	\$ 117,656	\$ (24,198)	-17%	83%
444 CAM Janitorial Services	\$ 41,220	\$ 33,821	\$ (7,399)	-18%	82%	\$ 164,880	\$ 124,985	\$ (39,895)	-24%	76%
444 CAM Landscaping Services	\$ 7,925	\$ 6,000	\$ (1,925)	-24%	76%	\$ 31,700	\$ 22,000	\$ (9,700)	-31%	69%
444 CAM Alarm	\$ 945	\$ 330	\$ (615)	-65%	35%	\$ 3,780	\$ 1,909	\$ (1,871)	-49%	51%
444CAM Pest Control	\$ 512	\$ 2,508	\$ 1,997	390%	490%	\$ 2,046	\$ 2,673	\$ 627	31%	131%
444 CAM Utilities-Waste Disposal	\$ 2,460	\$ 1,558	\$ (902)	-37%	63%	\$ 9,840	\$ 6,231	\$ (3,609)	-37%	63%
444 CAM Utilities-Water	\$ 1,200	\$ 531	\$ (669)	-56%	44%	\$ 4,800	\$ 1,999	\$ (2,801)	-58%	42%
444 CAM Utilities-Telephone	\$ 2,250	\$ 2,743	\$ 493	22%	122%	\$ 9,000	\$ 8,480	\$ (520)	-6%	94%
Total Expenses	\$ 136,631	\$ 112,089	\$ (24,542)	-18%	82%	\$ 546,522	\$ 368,217	\$ (178,306)	-33%	67%
Operating Income	\$ (64,571)	\$ (57,216)	\$ 7,354	-11%	89%	\$ (258,282)	\$ (131,852)	\$ 126,430	-49%	51%
Equipment Replacement Reserve	\$ -	\$ -	\$ -	0%	0%	\$ -	\$ -	\$ -	0%	0%
Net Income	\$ (64,571)	\$ (57,216)	\$ 7,354	-11%	89%	\$ (258,282)	\$ (131,852)	\$ 126,430	-48.95%	51%

[1] Tenant Improvements are negotiated as part of the lease agreement - there have been no tenant improvements to date.

R&M work is performed on an as-needed basis

*Revenues do not include interest income, which is allocated at fiscal year-end.

**CAM charges are broken out for Finance Committee reporting purposes, but are all budgeted as "Common Area Maintenance." Budget overages in CAM line items are often offset by budget savings in other CAM line items.

***June expenses are being accrued through mid August

Note: This schedule does not include budget or rents received into this enterprise fund for the Sheriff Substation or Henderson Building.

**Parkview Office Complex
Statement of Activities
April 2025 - June 2025**

73-720 Fred Waring Drive- One (1) Story Building

	April - June 2025 Budget	April - June 2025 Actual	\$ Variance	% Variance	% Budget	YTD Budget	YTD Actual	\$ Variance	% Variance	% Budget
Revenues*										
Rental	\$ 115,440	\$ 166,072	\$ 50,632	44%	144%	\$ 461,760	\$ 524,287	\$ 62,527	14%	114%
Total Revenues	\$ 115,440	\$ 166,072	\$ 50,632	44%	144%	\$ 461,760	\$ 524,287	\$ 62,527	14%	114%
Expenses**										
Professional-Contract	\$ 9,320	\$ 14,922	\$ 5,602	60%	160%	\$ 37,278	\$ 30,035	\$ (7,243)	-19%	81%
Tenant Improvements [1]	\$ 12,350	\$ 97,058	\$ 84,708	686%	786%	\$ 651,949	\$ 632,058	\$ (19,891)	-3%	97%
Repairs & Maintenance- Building [2]	\$ 4,750	\$ 11,426	\$ 6,676	141%	241%	\$ 19,000	\$ 31,917	\$ 12,917	68%	168%
Repairs & Maintenance- Streets	\$ 475	\$ -	\$ (475)	-100%	0%	\$ 1,900	\$ 300	\$ (1,600)	-84%	16%
Repairs & Maintenance- Other Equip	\$ 475	\$ -	\$ (475)	-100%	0%	\$ 1,900	\$ -	\$ (1,900)	-100%	0%
Utilities-Gas/Electric	\$ 24,796	\$ 5,467	\$ (19,329)	-78%	22%	\$ 99,186	\$ 28,329	\$ (70,857)	-71%	29%
555 CAM Janitorial Services	\$ 21,284	\$ 18,776	\$ (2,508)	-12%	88%	\$ 85,134	\$ 69,258	\$ (15,876)	-19%	81%
555 CAM Landscaping Services	\$ 900	\$ 900	\$ -	0%	100%	\$ 3,600	\$ 3,232	\$ (368)	-10%	90%
555 CAM Alarm	\$ 1,500	\$ 1,826	\$ 326	22%	122%	\$ 6,000	\$ 5,279	\$ (721)	-12%	88%
555 CAM Pest Control	\$ 1,500	\$ 2,914	\$ 1,414	94%	0%	\$ 6,000	\$ 3,002	\$ (2,998)	-50%	50%
555 CAM Utilities-Waste Disposal	\$ 1,200	\$ 1,119	\$ (81)	-7%	93%	\$ 4,800	\$ 4,475	\$ (325)	-7%	93%
555 CAM Utilities-Water	\$ 1,200	\$ 255	\$ (945)	-79%	21%	\$ 4,800	\$ 785	\$ (4,015)	-84%	16%
555 CAM Utilities-Telephone	\$ 2,250	\$ 352	\$ (1,898)	-84%	16%	\$ 9,000	\$ 936	\$ (8,064)	-90%	10%
Total Expenses	\$ 81,999	\$ 155,013	\$ 73,014	89%	189%	\$ 930,546	\$ 809,606	\$ (120,940)	-13%	87%
Operating Income	\$ 33,441	\$ 11,059	\$ (22,382)	-67%	33%	\$ (468,786)	\$ (285,319)	\$ 183,467	-39%	61%
Equipment Replacement Reserve	\$ -	\$ -	\$ -	0%	0%	\$ -	\$ -	\$ -	0%	0%
Net Income	\$ 33,441	\$ 11,059	\$ (22,382)	-67%	33%	\$ (468,786)	\$ (285,319)	\$ 183,467	-39%	61%

[1] New lease includes Tenant Improvements: \$602,548.80 work was estimated to be completed Dec24/Jan25.

[2] Additional HVAC R&M

R&M work is performed on an as-needed basis

*Revenues do not include interest income, which is allocated at fiscal year-end.

**CAM charges are broken out for Finance Committee reporting purposes, but are all budgeted as "Common Area Maintenance." Budget overages in CAM line items are often offset by budget savings in other CAM line items.

***June expenses are being accrued through mid August

Note: This schedule does not include budget or rents received into this enterprise fund for the Sheriff Substation or Henderson Building.

**City of Palm Desert
Parkview Office Complex
Vacancy Rate Schedule by Suite
June 30,2025**

Combined Vacancy Rate Summary

Rentable Square Feet:	51,713
Square Feet Occupied:	29,449
% Occupied:	57%
% Vacant:	43%

73-710 Fred Waring Drive- Two (2) Story Building

Occupied Suites

Suite No.	Tenant	Square Ft.		
10-101	Medium Conference Room	-		
10-104	Large Conference Room	-		
10-110	Advantec	1,250		
10-117	Blieu Companies LLC	1,227		
10-120	State of California	1,000		
10-126	ACT for Multiple Sclerosis	928		
10-132	Anser Advisory	1,345		
10-138	Golden Construction	488		
10-141	Small Conference Room	-		
10-201	State of California	890		
10-212	State of California	1,117		
10-214	Coachella Valley Association of Governments	1,326		
Total Occupied Suites		9,571 sq/ft	30%	

Vacant Suites

Suite No.	Tenant	Square Ft.		
10-107	Vacant	1,750		
10-113	Vacant	720		
10-123	Vacant	758		
10-129	Vacant	875		
10-135	Vacant	2,560		
10-205	Vacant	5,730		
10-209	Vacant	3,040		
10-215	Vacant	4,507		
10-219	Vacant	1,084		
10-220	Vacant	1,240		
Total Vacant Suites		22,264 sq/ft	70%	

73-720 Fred Waring Drive- One (1) Story Building

Occupied Suites

20-100	State of California	15,233	
20-102	State of California	4,645	
Total Occupied Suites		19,878 sq/ft	100%