



PALM DESERT HOUSING AUTHORITY

MEMORANDUM

TO: VERONICA CHAVEZ, DIRECTOR OF FINANCE

FROM: JESSICA GONZALES, HOUSING MANAGER

DATE: April 9, 2025

SUBJECT: PROPOSED FY 2025-26 PALM DESERT HOUSING AUTHORITY BUDGET

Attached is the proposed FY 2025-26 Palm Desert Housing Authority (“Housing Authority”) budget for your review. This will be an Action Item on the April Housing Commission Agenda.

The Housing Authority is responsible for the administrative costs associated with operating the fifteen (15) Housing Authority properties as well as other housing program functions. Previously these costs were borne by the former Palm Desert Redevelopment Agency’s Low/Mod Housing Set-Aside Fund. To the extent that funds are available, a reimbursement for other housing programs and costs will be funded by the properties’ positive net income, until such time as an alternative funding source can be identified. The proposed FY 2025-26 Housing Authority budget includes the expected revenues and expenditures for the administration and operations of the Authority Properties.

The overall projected net income for all fifteen properties is expected to be approximately \$1,407,203. The increase in Net Operating Income (“NOI”) as compared to FY 2024-25 Budget is primarily attributable to an increase in rental income of approximately \$713,893. There has been an increase in expenses compared to FY 2024-25 budget of approximately \$617,481 based on inflation costs to contracted services, repair and maintenance supplies, and utility services.

The FY 2025-26 budget was proposed by Falkenberg/Gilliam & Associates (FGA) and has been reviewed and deemed acceptable by National Community Renaissance (National CORE), the incoming property manager, which will assume management responsibilities effective July 1, 2025. As this marks the first budget under National CORE’s management, it will serve as a benchmark for their operations and financial planning. While National CORE has conducted an initial analysis of expenditures and revenues, its onboarding will coincide with the implementation of the FY 2025-26 budget, limiting its ability to fully assess property needs and develop a budget tailored to those requirements. Consequently, staff will closely monitor the budget and evaluate the necessity of adjustments on a quarterly basis.

The Housing Authority continues to complete many of the replacement expenditures identified on the 30-year Replacement Reserve Study. Replacement expenses include items that are not routine. This would include the replacement of items such as HVAC/boiler systems, kitchen and bath refurbishments, appliance replacements and the

repair or replacements of major building components or community amenities (pool/spa heaters, painting, railings, trash enclosures, etc.).

Typically, the replacement expense budget is developed from the identified long-term needs of the properties and is prioritized for emergent needs. Should it be determined that there is a need for replacements, reimbursement of expenditures will come from previous deposits made to the Replacement Reserve Fund from monies available from the net income referenced above. Sufficient funds have been deposited to cover proposed and immediate expenditures; however, a long-term resource has not been identified to adequately support these costs in the future.

Upon review of the proposed FY 2025-26 Housing Authority budget by the Housing Commission on April 9, 2025, as the Finance Director, you will be advised of the recommendation to include the FY 2025-26 Palm Desert Housing Authority Operating, Capital, and Replacement Budgets in the City of Palm Desert's Comprehensive Finance Plan for FY 2025-26 and to be presented to the Housing Authority Board for approval at a future meeting.

Enclosures (as noted)

cc: Housing Commission (Agenda of April 9, 2025)

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY COMPLEX

Account No.	Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
REVENUES						
871-8610-3632000	Laguna Palms	Rent/Leases-Real Property	\$ 421,919	\$ 252,132	\$ 440,301	\$ 486,055
871-8620-3632000	Catalina Garden Apartments	Rent/Leases-Real Property	\$ 349,420	\$ 190,048	\$ 390,494	\$ 384,349
871-8630-3632000	Desert Point Apartment	Rent/Leases-Real Property	\$ 472,382	\$ 275,109	\$ 503,034	\$ 560,888
871-8640-3632000	Las Serenas Apartment	Rent/Leases-Real Property	\$ 1,064,938	\$ 621,042	\$ 1,122,334	\$ 1,175,333
871-8650-3632000	Neighbors Garden Apartments	Rent/Leases-Real Property	\$ 188,738	\$ 132,776	\$ 196,688	\$ 244,286
871-8660-3632000	One Quail Place Apartments	Rent/Leases-Real Property	\$ 3,674,637	\$ 2,273,664	\$ 3,820,513	\$ 4,329,987
871-8670-3632000	The Pueblos Apartments	Rent/Leases-Real Property	\$ 89,860	\$ 48,307	\$ 99,175	\$ 87,437
871-8680-3632000	California Villas Apartmt	Rent/Leases-Real Property	\$ 1,226,806	\$ 694,314	\$ 1,284,611	\$ 1,336,702
871-8690-3632000	Taos Palms Apartments	Rent/Leases-Real Property	\$ 146,549	\$ 108,589	\$ 183,399	\$ 171,301
871-8691-3632000	Carlos Ortega Villas	Rent/Leases-Real Property	\$ 598,206	\$ 368,360	\$ 593,101	\$ 682,042
871-8692-3632000	Palm Village Apartments	Rent/Leases-Real Property	\$ 317,792	\$ 151,132	\$ 344,923	\$ 283,076
871-8693-3632000	Candlewood Apartments	Rent/Leases-Real Property	\$ 169,022	\$ 106,065	\$ 193,163	\$ 167,240
871-8694-3632000	LaRocca Villas	Rent/Leases-Real Property	\$ 167,872	\$ 106,585	\$ 186,050	\$ 191,089
871-8695-3632000	Sagecrest Apartments	Rent/Leases-Real Property	\$ 89,469	\$ 51,681	\$ 109,185	\$ 104,750
871-8696-3632000	Santa Rosa Apartments	Rent/Leases-Real Property	\$ 181,067	\$ 103,797	\$ 196,060	\$ 172,391
COMBINED REVENUES			\$ 9,158,676	\$ 5,483,600	\$ 9,663,031	\$ 10,376,926
EXPENDITURES						
871-8610-4309000	Laguna Palms	Prof - Other	\$ 126,973	\$ 68,129	\$ 147,766	\$ 152,412
871-8610-4309200	Laguna Palms	Prof - Contracting	\$ 39,348	\$ 25,697	\$ 61,626	\$ 51,061
871-8610-4309300	Laguna Palms	Prof-Other Admn Expenses	\$ 29,762	\$ 16,464	\$ 28,224	\$ 36,288
871-8610-4322300	Laguna Palms	Advertising Promotional	\$ -	\$ -	\$ 1,380	\$ 228
871-8610-4331000	Laguna Palms	R/M-Buildings	\$ 95,045	\$ 47,830	\$ 116,705	\$ 118,364
871-8610-4351400	Laguna Palms	Utilities-Electric	\$ 62,528	\$ 40,836	\$ 76,474	\$ 92,526
871-8610-4369500	Laguna Palms	Misc Expenses	\$ 12,152	\$ 8,346	\$ 18,837	\$ 23,756
871-8610-4405000	Laguna Palms	Cap-Improvements	\$ 54,352	\$ 36,628	\$ -	\$ -
TOTAL			\$ 420,160	\$ 243,930	\$ 451,012	\$ 474,635
871-8620-4308900	Catalina Garden Apartments	Prof-Apartments	\$ 174,514	\$ 89,871	\$ 200,502	\$ 205,885
871-8620-4309200	Catalina Garden Apartments	Prof - Contracting	\$ 49,640	\$ 22,302	\$ 53,954	\$ 49,520
871-8620-4309300	Catalina Garden Apartments	Prof-Other Admn Expenses	\$ 44,398	\$ 24,609	\$ 42,336	\$ 54,432
871-8620-4322300	Catalina Garden Apartments	Advertising Promotional	\$ 204	\$ -	\$ 2,004	\$ 276
871-8620-4331000	Catalina Garden Apartments	R/M-Buildings	\$ 112,567	\$ 43,259	\$ 125,480	\$ 134,094
871-8620-4351400	Catalina Garden Apartments	Utilities-Electric	\$ 74,253	\$ 42,232	\$ 79,805	\$ 96,364
871-8620-4369500	Catalina Garden Apartments	Misc Expenses	\$ 19,714	\$ 6,925	\$ 24,104	\$ 32,531
871-8620-4405000	Catalina Garden Apartments	Cap-Improvements	\$ 73,007	\$ 27,507	\$ -	\$ -
TOTAL			\$ 548,296	\$ 256,704	\$ 528,185	\$ 573,102
871-8630-4309200	Desert Point Apartment	Prof - Contracting	\$ 36,951	\$ 26,649	\$ 63,945	\$ 55,956
871-8630-4309300	Desert Point Apartment	Prof-Other Admn Expenses	\$ 39,547	\$ 21,720	\$ 37,632	\$ 48,384
871-8630-4309700	Desert Point Apartment	Prof-Payroll	\$ 133,712	\$ 73,135	\$ 151,733	\$ 156,769
871-8630-4322300	Desert Point Apartment	Advertising Promotional	\$ -	\$ 94	\$ 1,799	\$ 263
871-8630-4331000	Desert Point Apartment	R/M-Buildings	\$ 77,343	\$ 39,300	\$ 90,527	\$ 104,160
871-8630-4351400	Desert Point Apartment	Utilities-Electric	\$ 69,222	\$ 43,922	\$ 71,955	\$ 87,552
871-8630-4369500	Desert Point Apartment	Misc Expenses	\$ 8,858	\$ 8,604	\$ 16,589	\$ 26,674
871-8630-4400100	Desert Point Apartment	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8630-4405000	Desert Point Apartment	Cap-Improvements	\$ 26,895	\$ 10,439	\$ -	\$ -
TOTAL			\$ 392,527	\$ 223,865	\$ 434,180	\$ 479,758
871-8640-4309200	Las Serenas Apartment	Prof - Contracting	\$ 74,196	\$ 45,908	\$ 82,551	\$ 110,077
871-8640-4309300	Las Serenas Apartment	Prof-Other Admn Expenses	\$ 93,007	\$ 51,450	\$ 88,200	\$ 113,400
871-8640-4309800	Las Serenas Apartment	Prof-Las Serenas	\$ 206,446	\$ 120,423	\$ 254,334	\$ 262,783
871-8640-4322300	Las Serenas Apartment	Advertising Promotional	\$ 174	\$ 451	\$ 4,114	\$ 178
871-8640-4331000	Las Serenas Apartment	R/M-Buildings	\$ 175,809	\$ 82,175	\$ 223,454	\$ 262,980
871-8640-4351400	Las Serenas Apartment	Utilities-Electric	\$ 132,816	\$ 79,797	\$ 151,465	\$ 175,193
871-8640-4369500	Las Serenas Apartment	Misc Expenses	\$ 24,457	\$ 15,091	\$ 26,624	\$ 53,487
871-8640-4405000	Las Serenas Apartment	Cap-Improvements	\$ 227,396	\$ 40,228	\$ -	\$ -
TOTAL			\$ 934,301	\$ 435,523	\$ 830,742	\$ 978,098

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY COMPLEX

Account No.	Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
871-8650-4308800	Neighbors Garden Apartments	Pr-Neighbors Apartments	\$ 47,029	\$ 24,964	\$ 54,553	\$ 55,901
871-8650-4309200	Neighbors Garden Apartments	Prof - Contracting	\$ 28,442	\$ 15,704	\$ 43,453	\$ 23,229
871-8650-4309300	Neighbors Garden Apartments	Prof-Other Admn Expenses	\$ 14,832	\$ 8,232	\$ 14,112	\$ 18,144
871-8650-4322300	Neighbors Garden Apartments	Advertising Promotional	\$ -	\$ -	\$ 790	\$ -
871-8650-4331000	Neighbors Garden Apartments	R/M-Buildings	\$ 43,566	\$ 17,292	\$ 60,463	\$ 65,314
871-8650-4351400	Neighbors Garden Apartments	Utilities-Electric	\$ 23,763	\$ 14,901	\$ 24,549	\$ 35,585
871-8650-4369500	Neighbors Garden Apartments	Misc Expenses	\$ 4,856	\$ 1,755	\$ 4,855	\$ 9,512
871-8650-4405000	Neighbors Garden Apartments	Cap-Improvements	\$ 113,925	\$ 18,518	\$ -	\$ -
TOTAL			\$ 276,413	\$ 101,364	\$ 202,775	\$ 207,685
871-8660-4309200	One Quail Place Apartments	Prof - Contracting	\$ 218,201	\$ 139,915	\$ 265,968	\$ 340,749
871-8660-4309300	One Quail Place Apartments	Prof-Other Admn Expenses	\$ 237,303	\$ 131,712	\$ 225,792	\$ 290,304
871-8660-4309500	One Quail Place Apartments	Prof-Palm Tree Trimming	\$ -	\$ -	\$ -	\$ -
871-8660-4309502	One Quail Place Apartments	Prof-One Quail Place Apartment	\$ 1,038,684	\$ 560,060	\$ 1,234,950	\$ 1,235,703
871-8660-4322300	One Quail Place Apartments	Advertising Promotional	\$ 1,078	\$ (91)	\$ 13,153	\$ 405
871-8660-4331000	One Quail Place Apartments	R/M-Buildings	\$ 584,419	\$ 322,070	\$ 677,997	\$ 705,677
871-8660-4351400	One Quail Place Apartments	Utilities-Electric	\$ 414,458	\$ 263,999	\$ 415,352	\$ 440,384
871-8660-4369500	One Quail Place Apartments	Misc Expenses	\$ 557	\$ 38,460	\$ 118,191	\$ 170,077
871-8660-4400100	One Quail Place Apartments	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8660-4405000	One Quail Place Apartments	Cap-Improvements	\$ 372,095	\$ 71,527	\$ -	\$ -
TOTAL			\$ 2,866,796	\$ 1,527,652	\$ 2,951,403	\$ 3,183,299
871-8670-4308700	The Pueblos Apartments	Prof-Pueblos	\$ 42,900	\$ 22,244	\$ 58,324	\$ 49,186
871-8670-4309200	The Pueblos Apartments	Prof - Contracting	\$ 18,430	\$ 8,230	\$ 34,818	\$ 11,493
871-8670-4309300	The Pueblos Apartments	Prof-Other Admn Expenses	\$ 9,301	\$ 5,145	\$ 8,820	\$ 11,340
871-8670-4322300	The Pueblos Apartments	Advertising Promotional	\$ -	\$ -	\$ 554	\$ 194
871-8670-4331000	The Pueblos Apartments	R/M-Buildings	\$ 16,532	\$ 12,343	\$ 45,814	\$ 48,383
871-8670-4351400	The Pueblos Apartments	Utilities-Electric	\$ 12,963	\$ 8,057	\$ 15,384	\$ 25,326
871-8670-4369500	The Pueblos Apartments	Misc Expenses	\$ 2,365	\$ 1,595	\$ 5,169	\$ 6,486
871-8670-4405000	The Pueblos Apartments	Cap-Improvements	\$ 24,846	\$ 1,448	\$ -	\$ -
TOTAL			\$ 127,337	\$ 59,061	\$ 168,883	\$ 152,408
871-8680-4308200	California Villas Apartmt	Prof-California Villas	\$ 297,419	\$ 153,947	\$ 305,148	\$ 314,588
871-8680-4309200	California Villas Apartmt	Prof - Contracting	\$ 179,219	\$ 58,917	\$ 108,927	\$ 137,542
871-8680-4309300	California Villas Apartmt	Prof-Other Admn Expenses	\$ 87,377	\$ 48,363	\$ 82,908	\$ 106,596
871-8680-4322300	California Villas Apartmt	Advertising Promotional	\$ -	\$ -	\$ 3,626	\$ 242
871-8680-4331000	California Villas Apartmt	R/M-Buildings	\$ 177,683	\$ 101,892	\$ 181,738	\$ 217,039
871-8680-4351400	California Villas Apartmt	Utilities-Electric	\$ 174,327	\$ 96,470	\$ 191,093	\$ 208,604
871-8680-4369500	California Villas Apartmt	Misc Expenses	\$ 28,111	\$ 21,877	\$ 31,001	\$ 49,792
871-8680-4405000	California Villas Apartmt	Cap-Improvements	\$ 49,256	\$ 33,170	\$ -	\$ -
TOTAL			\$ 993,391	\$ 514,636	\$ 904,441	\$ 1,034,403
871-8690-4308500	Taos Palms Apartments	Prof-Taos Palms	\$ 39,772	\$ 22,813	\$ 39,046	\$ 43,150
871-8690-4309200	Taos Palms Apartments	Prof - Contracting	\$ 20,285	\$ 9,593	\$ 36,027	\$ 13,137
871-8690-4309300	Taos Palms Apartments	Prof-Other Admn Expenses	\$ 9,921	\$ 5,488	\$ 9,408	\$ 12,096
871-8690-4322300	Taos Palms Apartments	Advertising Promotional	\$ -	\$ -	\$ 584	\$ 200
871-8690-4331000	Taos Palms Apartments	R/M-Buildings	\$ 47,258	\$ 12,685	\$ 50,475	\$ 58,311
871-8690-4351400	Taos Palms Apartments	Utilities-Electric	\$ 15,999	\$ 10,306	\$ 18,730	\$ 28,246
871-8690-4369500	Taos Palms Apartments	Misc Expenses	\$ (7,621)	\$ 2,045	\$ 9,423	\$ 8,774
871-8690-4405000	Taos Palms Apartments	Cap-Improvements	\$ 143,011	\$ 3,516	\$ -	\$ -
TOTAL			\$ 268,624	\$ 66,446	\$ 163,693	\$ 163,914
871-8691-4308900	Carlos Ortega Villas	Prof-Apartments	\$ 198,316	\$ 124,531	\$ 224,734	\$ 221,262
871-8691-4309200	Carlos Ortega Villas	Prof - Contracting	\$ 44,856	\$ 29,099	\$ 73,603	\$ 68,644
871-8691-4309300	Carlos Ortega Villas	Prof-Other Admn Expenses	\$ 45,263	\$ 25,039	\$ 42,924	\$ 55,188
871-8691-4322300	Carlos Ortega Villas	Advertising Promotional	\$ 578	\$ 1,082	\$ 2,581	\$ 829
871-8691-4331000	Carlos Ortega Villas	R/M-Buildings	\$ 40,181	\$ 23,274	\$ 85,333	\$ 92,807
871-8691-4351400	Carlos Ortega Villas	Utilities-Electric	\$ 97,309	\$ 49,860	\$ 80,778	\$ 96,501
871-8691-4369500	Carlos Ortega Villas	Misc Expenses	\$ 25,575	\$ 10,362	\$ 27,725	\$ 31,698
871-8691-4405000	Carlos Ortega Villas	Cap-Improvements	\$ 33,366	\$ 7,904	\$ -	\$ -
TOTAL			\$ 485,444	\$ 271,152	\$ 537,678	\$ 566,929

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY COMPLEX

Account No.	Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
871-8692-4308900	Palm Village Apartments	Prof-Apartments	\$ 72,700	\$ 42,917	\$ 80,874	\$ 78,856
871-8692-4309200	Palm Village Apartments	Prof - Contracting	\$ 26,351	\$ 14,421	\$ 42,067	\$ 25,098
871-8692-4309300	Palm Village Apartments	Prof-Other Admn Expenses	\$ 22,273	\$ 12,348	\$ 21,168	\$ 27,216
871-8692-4322300	Palm Village Apartments	Advertising Promotional	\$ -	\$ -	\$ 1,064	\$ 200
871-8692-4331000	Palm Village Apartments	R/M-Buildings	\$ 39,875	\$ 18,208	\$ 64,548	\$ 63,127
871-8692-4351400	Palm Village Apartments	Utilities-Electric	\$ 52,843	\$ 27,701	\$ 54,997	\$ 68,897
871-8692-4369500	Palm Village Apartments	Misc Expenses	\$ 8,225	\$ 1,914	\$ 10,991	\$ 16,217
871-8692-4405000	Palm Village Apartments	Cap-Improvements	\$ 19,095	\$ 7,637	\$ -	\$ -
TOTAL			\$ 241,361	\$ 125,146	\$ 275,709	\$ 279,611
871-8693-4308900	Candlewood Apartments	Prof-Apartments	\$ 72,833	\$ 38,643	\$ 89,435	\$ 91,589
871-8693-4309200	Candlewood Apartments	Prof - Contracting	\$ 40,028	\$ 13,156	\$ 40,503	\$ 22,964
871-8693-4309300	Candlewood Apartments	Prof-Other Admn Expenses	\$ 18,427	\$ 10,290	\$ 17,640	\$ 22,680
871-8693-4322300	Candlewood Apartments	Advertising Promotional	\$ 76	\$ -	\$ 914	\$ 194
871-8693-4331000	Candlewood Apartments	R/M-Buildings	\$ 41,154	\$ 15,651	\$ 70,368	\$ 83,011
871-8693-4351400	Candlewood Apartments	Utilities-Electric	\$ 38,503	\$ 24,436	\$ 43,654	\$ 51,601
871-8693-4369500	Candlewood Apartments	Misc Expenses	\$ 7,641	\$ 596	\$ 14,111	\$ 15,714
871-8693-4400100	Candlewood Apartments	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8693-4405000	Candlewood Apartments	Cap-Improvements	\$ 39,736	\$ 13,210	\$ -	\$ -
TOTAL			\$ 258,397	\$ 115,981	\$ 276,625	\$ 287,753
871-8694-4308900	LaRocca Villas	Prof-Apartments	\$ 77,510	\$ 45,807	\$ 86,530	\$ 90,469
871-8694-4309200	LaRocca Villas	Prof - Contracting	\$ 31,644	\$ 20,220	\$ 51,427	\$ 33,476
871-8694-4309300	LaRocca Villas	Prof-Other Admn Expenses	\$ 16,741	\$ 9,261	\$ 15,876	\$ 20,412
871-8694-4322300	LaRocca Villas	Advertising Promotional	\$ -	\$ -	\$ 848	\$ 200
871-8694-4331000	LaRocca Villas	R/M-Buildings	\$ 18,547	\$ 10,316	\$ 47,520	\$ 45,791
871-8694-4351400	LaRocca Villas	Utilities-Electric	\$ 70,662	\$ 65,776	\$ 69,195	\$ 84,071
871-8694-4369500	LaRocca Villas	Misc Expenses	\$ 2,000	\$ 909	\$ 6,018	\$ 8,681
871-8694-4405000	LaRocca Villas	Cap-Improvements	\$ 9,140	\$ -	\$ -	\$ -
TOTAL			\$ 226,245	\$ 152,289	\$ 277,414	\$ 283,100
871-8695-4308900	Sagecrest Apartments	Prof-Apartments	\$ 32,404	\$ 17,488	\$ 33,328	\$ 34,891
871-8695-4309200	Sagecrest Apartments	Prof - Contracting	\$ 20,812	\$ 10,009	\$ 49,644	\$ 24,026
871-8695-4309300	Sagecrest Apartments	Prof-Other Admn Expenses	\$ 8,681	\$ 4,773	\$ 8,232	\$ 10,584
871-8695-4322300	Sagecrest Apartments	Advertising Promotional	\$ -	\$ -	\$ 435	\$ 99
871-8695-4331000	Sagecrest Apartments	R/M-Buildings	\$ 13,587	\$ 7,463	\$ 36,506	\$ 25,661
871-8695-4351400	Sagecrest Apartments	Utilities-Electric	\$ 13,192	\$ 9,896	\$ 14,433	\$ 23,520
871-8695-4369500	Sagecrest Apartments	Misc Expenses	\$ 4,049	\$ 2,511	\$ 4,163	\$ 5,617
871-8695-4400100	Sagecrest Apartments	Capital Project	\$ -	\$ -	\$ -	\$ -
871-8695-4405000	Sagecrest Apartments	Cap-Improvements	\$ 15,103	\$ -	\$ -	\$ -
TOTAL			\$ 107,827	\$ 52,141	\$ 146,741	\$ 124,398
871-8696-4308900	Santa Rosa Apartments	Prof-Apartments	\$ 47,946	\$ 17,060	\$ 99,831	\$ 54,247
871-8696-4309200	Santa Rosa Apartments	Prof - Contracting	\$ 25,439	\$ 11,987	\$ 42,515	\$ 21,482
871-8696-4309300	Santa Rosa Apartments	Prof-Other Admn Expenses	\$ 12,303	\$ 6,860	\$ 11,760	\$ 15,120
871-8696-4322300	Santa Rosa Apartments	Advertising Promotional	\$ -	\$ -	\$ 680	\$ 200
871-8696-4331000	Santa Rosa Apartments	R/M-Buildings	\$ 30,779	\$ 9,657	\$ 68,032	\$ 51,268
871-8696-4351400	Santa Rosa Apartments	Utilities-Electric	\$ 18,779	\$ 9,786	\$ 20,803	\$ 31,466
871-8696-4369500	Santa Rosa Apartments	Misc Expenses	\$ 3,069	\$ 145	\$ 4,723	\$ 6,703
871-8696-4405000	Santa Rosa Apartments	Cap-Improvements	\$ 14,956	\$ 3,990	\$ -	\$ -
TOTAL			\$ 153,272	\$ 59,485	\$ 248,344	\$ 180,486
COMBINED EXPENDITURES			\$ 8,427,729	\$ 4,264,436	\$ 8,566,708	\$ 8,969,579
ESTIMATED NET OPERATING INCOME (REVENUES - EXPENDITURES)			\$ 730,947	\$ 1,219,165	\$ 1,096,323	\$ 1,407,347

PALM DESERT HOUSING AUTHORITY
FY 2025-26 PROPOSED BUDGET
BY CATEGORY

Departments Name	Description	2023-24 Actuals	FY 2024-25 YTD Actual	FY 2024-25 Budget	FY 2025-26 Proposed
ALL COMBINED	RENTS	\$ 9,158,676	\$ 5,483,600	\$ 9,663,031	\$ 10,376,926
ALL COMBINED	ADVERTISITING/PROMOTIONAL	\$ 2,110	\$ 1,537	\$ 34,526	\$ 3,708
ALL COMBINED	MISC EXPENSES	\$ 144,009	\$ 121,134	\$ 322,524	\$ 465,719
ALL COMBINED	CONTRACT SERVICES	\$ 853,841	\$ 451,808	\$ 1,051,028	\$ 988,454
ALL COMBINED	OTHER ADMIN EXPENSES	\$ 689,135	\$ 381,754	\$ 655,032	\$ 842,184
ALL COMBINED	PROFESSIONAL SERVICES	\$ 2,609,159	\$ 1,422,031	\$ 3,061,088	\$ 3,047,691
ALL COMBINED	R/M-BUILDINGS	\$ 1,514,342	\$ 763,415	\$ 1,944,960	\$ 2,075,987
ALL COMBINED	UTILITIES	\$ 1,271,616	\$ 787,976	\$ 1,328,667	\$ 1,545,836
TOTAL BY CATEGORY	OPERATING EXPENSES	\$ 7,084,212	\$ 3,929,654	\$ 8,397,825	\$ 8,969,579
NET OPERATING INCOME	(RENTS - EXPENSES)	\$ 2,074,464	\$ 1,553,946	\$ 1,265,206	\$ 1,407,347

PALM DESERT HOUSING AUTHORITY
OPERATIONS
BUDGET SUMMARY

	Calif Villas	Candlewood	Catalina	Carlos Ortega Villas	Desert Pointe	Laguna Palms	LaRocca	Las Serenas	Neighbors	One Quail	Palm Village	Pueblos	Sagecrest Sr	Santa Rosa	Taos Palms	FY 2025-26 Total
NUMBER OF UNITS	141	30	72	73	64	48	27	150	24	384	36	15	14	20	16	1,114
GROSS POTENTIAL	1,398,576	212,174	436,732	721,491	639,545	546,542	217,144	1,242,039	276,293	4,489,689	320,495	90,133	109,972	216,493	218,666	11,135,983
ASSISTED POTENTIAL RENT	(24,570)	(19,422)	-	(9,644)	-	(15,112)	(14,311)	(66,037)	-	(163,860)	(15,917)	-	-	-	-	(328,873)
ADJUSTED GROSS POTENTIAL	1,374,006	192,752	436,732	711,847	639,545	531,430	202,833	1,176,002	276,293	4,325,829	304,579	90,133	109,972	216,493	218,666	10,807,109
VACANCY	(37,129)	(19,166)	(33,281)	(14,109)	(28,170)	(36,603)	(4,934)	(51,070)	(6,940)	(150,841)	(14,689)	(2,789)	(5,316)	(28,172)	(13,022)	(446,230)
RENT ADJUSTMENTS	(325)	(100)	(150)	725	27	375	-	2,413	(432)	8,734	(414)	-	-	-	(2,307)	8,546
EMPLOYEE UNIT(S)	(33,807)	(26,025)	(20,859)	(26,025)	(52,051)	(26,025)	(20,859)	(26,025)	(26,025)	(52,051)	(26,025)	-	-	(26,025)	(9,369)	(387,831)
W/O RENT ADJUSTMENT	(5,473)	-	-	(1,435)	(2,925)	(4,006)	(363)	(963)	(2,353)	(18,188)	(2,133)	-	-	-	-	(47,207)
ASSISTED-SECTION 8	24,570	19,422	-	9,644	-	15,112	14,311	66,037	-	163,860	15,917	-	-	-	-	328,873
TOTAL RENTAL INCOME	1,321,842	166,882	382,441	680,647	556,426	480,282	190,989	1,166,394	240,543	4,277,344	277,233	87,345	104,655	162,296	167,942	10,283,260
OTHER RENTAL INCOME																
CREDIT REPORT FEES	1,919	128	805	440	478	422	100	2,236	303	4,767	220	-	70	408	119	12,416
TERMINATION FEES	733	-	100	560	692	598	-	333	-	7,794	265	-	-	-	1,045	12,120
LATE CHARGES	6,768	100	258	100	27	2,145	-	1,197	1,838	11,513	1,433	25	-	850	1,000	27,256
NSF FEES	75	25	67	25	-	25	-	92	-	142	25	25	25	-	-	525
LAUNDRY ROOM	3,207	73	646	59	3,135	2,482	-	4,068	1,551	24,717	3,710	43	-	1,037	1,161	45,888
RESIDENTIAL SERVICE	-	-	-	103	-	-	-	-	-	2,672	50	-	-	-	-	2,832
COLLECTION RECOVER	173	-	25	-	-	-	-	-	-	156	139	-	-	-	-	494
MISC. INCOME	1,984	31	-	108	130	100	-	1,013	52	882	-	-	-	7,799	34	12,134
TOTAL OTHER INCOME	14,860	358	1,907	1,395	4,462	5,773	100	8,939	3,743	52,643	5,843	93	95	10,095	3,359	113,665
TOTAL INCOME	1,336,702	167,240	384,349	682,042	560,888	486,055	191,089	1,175,333	244,286	4,329,987	283,076	87,437	104,750	172,391	171,301	10,376,924
PAYROLL EXPENSE																
HOUSEKEEPING	-	-	-	-	-	-	-	-	-	134,799	-	-	-	-	-	134,799
MAINT/LABOR	55,124	19,293	44,099	55,124	35,830	36,652	11,024	46,855	11,793	269,971	15,708	9,033	8,905	9,730	9,911	639,053
MANAGER	124,592	30,922	79,066	57,930	47,907	43,973	47,080	103,917	19,447	389,437	25,412	21,755	16,017	17,822	14,394	1,039,671
GROUNDSKEEPER	44,990	15,206	23,896	44,990	28,241	28,241	6,517	36,930	8,689	88,438	15,206	4,345	-	11,195	6,517	363,401
PAYROLL O/H 40.0%	89,882	26,168	58,824	63,218	44,791	43,546	25,848	75,081	15,972	353,058	22,530	14,053	9,969	12,529	12,529	870,769
TOTAL PAYROLL	314,588	91,589	205,885	221,262	156,769	152,412	90,469	262,783	55,901	1,235,703	78,856	49,186	34,891	54,247	43,150	3,047,693
ADMINISTRATIVE																
OFFICE SUPPLIES	2101 5,608	450	5,455	1,285	1,279	1,274	843	4,912	1,155	20,916	619	252	262	375	315	45,000
COMPUTER SUP/REP	2103 7,877	5,837	6,343	7,192	6,821	6,243	415	8,681	406	27,790	444	377	374	397	705	79,902
LEGAL FEES	2104 2,115	50	363	1,088	832	1,753	18	752	813	15,223	18	-	-	-	1,685	24,710
RENT/LEASE EXPENSE	2107 1,672	-	2,718	2,090	2,090	2,090	-	2,090	-	4,250	-	-	-	-	-	17,000
CREDIT REPORTS	2111 1,060	224	491	298	280	238	275	882	218	2,809	225	-	-	-	-	7,000
ACCOUNTING	2117 312	-	158	153	141	106	60	331	52	353	79	32	30	45	36	1,889
HOTEL / RELOCATION	2120 -	-	-	-	-	-	-	-	-	7,000	-	-	-	-	-	7,000
TRAINING/EDUCATION	2157 1,656	1,656	1,656	1,656	1,656	1,656	1,656	3,312	1,656	15,160	1,656	1,656	1,656	1,656	1,656	40,000
DUES LIC & MISC FEES	2158 29,492	7,497	15,346	17,936	13,576	10,396	5,413	32,528	5,211	76,576	13,175	4,169	3,295	4,230	4,378	243,218
MANAGEMENT FEE	2160 106,596	22,680	54,432	55,188	48,384	36,288	20,412	113,400	18,144	290,304	27,216	11,340	10,584	15,120	12,096	842,184
TOTAL ADMIN.	156,388	38,394	86,953	86,886	75,058	60,044	29,093	166,887	27,656	460,381	43,433	17,826	16,201	21,823	20,870	1,307,902
ADVERT-PROMOTIONAL																
PROMOTIONAL	2178 242	194	276	829	263	228	200	178	-	405	200	194	99	200	200	3,708
TOTAL ADVERT-PROMOTIONAL	242	194	276	829	263	228	200	178	-	405	200	194	99	200	200	3,708
CONTRACT SERVICES																
COURTESY PATROL	2209 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PEST CONTROL	2215 9,777	1,653	5,352	4,178	6,858	6,256	1,723	7,024	1,860	31,627	3,097	2,101	966	2,340	2,776	87,588
CLEANING SUBCONTR	2216 6,889	601	1,305	5,202	1,340	4,203	962	7,389	618	5,685	1,340	275	636	4,546	893	41,865
PROFESSIONAL SERVI	2217 38,775	8,250	19,800	20,075	17,600	13,200	7,425	41,250	6,600	105,600	9,900	4,125	3,850	5,500	4,400	306,350
GARDENING	2245 79,538	7,416	23,063	39,189	30,159	27,402	23,366	54,414	14,150	197,837	10,761	4,992	6,200	9,096	5,068	632,652
PARKING LOT SWEEP	2246 2,582	5,044	-	-	-	-	-	-	-	-	-	-	12,374	-	-	20,000
TOTAL CONTRACT SERVICES	137,542	22,964	49,520	68,644	55,956	51,061	33,476	110,077	23,229	340,749	25,098	11,493	24,026	21,482	13,137	988,455

Palm Desert Housing Authority

FY 2024-2025 CIP Budget and 5 Year Plan

	<i>2024-2025 Budget Year 1</i>	<i>2025-2026 Est Budget Year 2</i>	<i>2026-2027 Est Budget Year 3</i>	<i>2027-2028 Est Budget Year 4</i>	<i>2028-2029 Est Budget Year 5</i>	<i>2024-2029 Total Est 5 Yr Budget</i>
California Villas						
1. Electrical Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
2. HVAC	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
Candlewood						
1. HA Parking Lot Improvements Project (CHA00004)	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ 330,000
2. Fire Supression RFP	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
3. HVAC	\$ -	\$ -	\$ 655,000	\$ -	\$ -	\$ 655,000
4. Electrical Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carlos Ortega Villas						
1. Parkng Lot and ADA Improvements	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Catalina Gardens						
1. Roof Replacements	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
2. Parking Lot and ADA Improvements	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000
Desert Pointe						
1. TKE Task Order Parking Lot and Patio Support	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ 14,000
2. Parking Lot and ADA Improvements	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
Laguna Palms						
1. HVAC	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
La Rocca Villas						
1. HVAC	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
2. Furnace Replacement	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ 185,000
Las Serenas						
1. HA Parking Lot Improvements Project (CHA000004)	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
2. Roof Replacements (2024-2025 Approval)	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
3. Fire Supression RFP	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
4. HVAC	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
Neighbors						
1. Roof Replacements (2024-2025 Approval)	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
2. Fire Supression RFP	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
3. HVAC	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ 110,000
One Quail Place						
1. Gate Replacement (CHA00010)	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ 48,000
2. One Quail Tennis Courts	\$ 18,000	\$ 80,000	\$ -	\$ -	\$ -	\$ 98,000

Palm Desert Housing Authority

FY 2024-2025 CIP Budget and 5 Year Plan

	<i>2024-2025 Budget Year 1</i>	<i>2025-2026 Est Budget Year 2</i>	<i>2026-2027 Est Budget Year 3</i>	<i>2027-2028 Est Budget Year 4</i>	<i>2028-2029 Est Budget Year 5</i>	<i>2024-2029 Total Est 5 Yr Budget</i>
3. Pond Removal & Landscape Improvements	\$ 80,000					\$ 80,000
4. Roof Replacements (2027-2028 Approval)	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000
5. HVAC	\$ -	\$ -	\$ -	\$ -	\$ 4,100,000	\$ 4,100,000
Palm Village						
1. HVAC	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ 550,000
2. Electrical Upgrades	\$ -	\$ -	\$ -	\$ 1,900,000		\$ 1,900,000
Pueblos						
1. Roof Replacement (2024-2025 Approval)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Sage Crest Senior						
1. Elevator	\$ 12,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 32,000
2. Roof Replacements (2025-2025 Approval)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Santa Rosa						
1. Roof Repair (CHA000009)	\$ 651,000	\$ -	\$ -	\$ -	\$ -	\$ 651,000
2. Electrical Upgrades	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Taos Palms						
1. HA Parking Lot Improvements Project (CHA000004)	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ 420,000
2. HVAC	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ 220,000
3. Electrical Upgrades	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Current Approved Projects						
1. HA Parking Lot Improvements Project (CHA000004)	\$ 69,400	\$ -	\$ -	\$ -	\$ -	\$ 69,400
Pending Approvals						
1. TKE Task Order Misc. Services	\$ 96,300	\$ -	\$ -	\$ -	\$ -	\$ 96,300
2. On Call CM/Engineering Services	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 200,000
	\$ 2,888,700	\$ 2,025,000	\$ 5,085,000	\$ 4,635,000	\$ 4,550,000	\$ 19,183,700