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REDEVELOPMENT HOUSING SET-ASIDE

FUND # 870

REDEVELOPMENT HOUSING SET-ASIDE

DEPT. 4195/4199

Program Narrative:

As of January 1, 2012, the State of California closed all Redevelopment Agency activity. The Agency's housing department's primary responsibility is to improve, increase, and preserve the city's supply of affordable housing. City Council agreed to continue our affordable housing using utilizing our Palm Desert Housing Authority.

The Agency's housing department includes activities such as; development of affordable housing through acquisition and new construction; implements a Home Improvement Program that contains numerous components including, acquisition, rehab, resale; low interest loans; rehab grants; emergency rehab grants; special neighborhood Make a Difference days; coordinates volunteer home improvements. The Agency owns and provides assistance on several properties in the city that the Agency has a vested interest in such as Falcon Crest, Desert Rose, Portola Palms, and Hovley Gardens Apartments.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS	1,083,771	1,088,421	1,123,641	722,796	-33.59%
OFFICE EQUIP/AUTOS	995	5,000	-	1,000	-80.00%
OTHER SERVICES	134,572	929,250	439,686	126,850	-86.35%
Transfers Out (PDF/A)	13,410,598	7,945,176	-	-	-100.00%
TOTALS:	14,629,937	9,967,847	1,563,327	850,646	-91.47%

SIGNIFICANT CHANGES:

A. City reorganized staffing based on closure of our Redevelopment Agency.

**PALM DESERT HOUSING
BUDGET WORKSHEETS FY 2012-2013**

REDEVELOPMENT HOUSING SET-ASIDE		870		4195/4199	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
870-4195-466.10-01	SALARIES-FULL TIME	712,387	770,721	770,721	477,000
870-4195-466.10-02	SALARIES-OVERTIME	-	1,000	1,000	-
870-4195-466.11-15	RETIREMENT CONTRIBUTION	201,620	182,000	182,000	119,000
870-4195-466.11-16	MEDICARE CONTRB-EMP	10,404	10,000	10,000	7,000
870-4195-466.11-17	RETIREE HEALTH	39,180	37,900	37,900	31,896
870-4195-466.11-20	INS PREM - LTD	5,843	8,800	5,000	3,900
870-4195-466.11-21	INS PREM - HEALTH	110,521	58,800	110,520	78,200
870-4195-466.11-24	INS PREM - LIFE	2,432	2,500	2,500	1,500
870-4195-466.11-25	WORKER'S COMPENSATION	1,383	16,700	4,000	4,300
870-4195-466.21-10	OFFICE SUPPLIES	434	1,000	686	500
870-4195-466.30-15	PROF-LEGAL	42,251	135,000	74,842	95,000
870-4195-466.30-90	PROF-OTHER ADMINISTRATION	76,355	725,000	300,000	-
870-4195-466.30-92	PROF-OTHER	4,400	50,000	50,000	20,000
870-4195-466.31-15	MILEAGE REIMBURSEMENT	102	250	250	250
870-4195-466.31-20	CONFERENCE/SEMINARS	2,199	2,500	2,000	1,000
870-4195-466.31-25	LOCAL MEETINGS	95	1,000	998	500
870-4195-466.32-10	REQ. LEGAL ADVERTISING	1,349	3,000	1,310	1,500
870-4195-466.33-70	R/M-OTHER EQUIPMENT	2,774	5,500	5,500	5,500
870-4195-466.36-10	PRINTING / DUPLICATING	-	1,200	600	600
870-4195-466.36-20	SUBSCRIPTIONS/PUBLICATION	1,801	1,800	1,000	-
870-4195-466.36-34	ASM DIST PPTY TAX PAYMENT	-	500	-	-
870-4195-466.36-50	TELEPHONE	1,240	1,000	1,000	500
870-4195-466.36-60	POSTAGE & FREIGHT	1,573	1,500	1,500	1,500
870-4195-466.40-40	CAP-OFFICE EQUIPMENT	995	5,000	-	1,000
REDEVELOPMENT HOUSING SET-ASIDE		14,629,937	9,967,847	1,563,327	850,646
870-4199-499.50-10	INTERFUND OP TR OUT	7,936,063	2,341,600	-	-
870-4199-499.50-26	TR OUT PDFA 98TARB INT	113,242	38,375	-	-
870-4199-499.50-27	TR OUT PDFA 98TARB PRIN	1,460,000	1,535,000	-	-
870-4199-499.50-32	TR OUT PDFA 02TARB INT	481,294	470,201	-	-
870-4199-499.50-33	TR OUT PDFA 02TARB PRIN	285,000	295,000	-	-
870-4199-499.50-52	\$86.155 07 PRIN	3,135,000	3,265,000	-	-
870-4199-499.50-53	\$86.155M 07 INTEREST	-	-	-	-

AUTHORIZED PERSONNEL		ADOPTED BUDGET FY 11-12		REQUESTED BUDGET FY 12-13	
Grade	Title	Full-Time	Filled	Full-Time	Part-Time
138	DIRECTOR OF HOUSING	1	1	1	
123	MANAGEMENT ANALYST II	1	1	1	
121	PROJECT COORDINATOR	1	1	1	
113	HOUSING PROGRAMS TECHNICIAN	2	2	2	
	ACCOUNTANT II	1	1	1	
	TOTAL	6	6	6	0

PALM DESERT HOUSING AUTHORITY

FUND # 871

REDEVELOPMENT-HOUSING AUTHORITY **DEPT. 4195**

Program Narrative:

The Palm Desert Housing Authority operates over 1100 rental units owned by the Agency. Operations include day to day exterior maintenance and interior reconditioning.

A portion of the Agency's staff time may be allocated to the Housing Authority based on actual time spent on these projects.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	42,861	129,800	333,143	940,446	624.53%
CAPITAL OUTLAY					
TOTALS:	42,861	129,800	333,143	940,446	0.00%

SIGNIFICANT CHANGES:

A. Increased based on potential deconstruction of property.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

REDEVELOPMENT-HOUSING AUTHORITY				871	4195
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
871-4195-466.10-10	MEETING COMPENSATION	3,790	4,800	4,800	4,800
871-4195-466.30-15	PROF-LEGAL	20,797	50,000	50,000	50,000
871-4195-466.30-90	PROF-OTHER ADMINISTRATION	-	50,000	50,000	10,000
871-4195-466.30-92	PROF-OTHER	4,925	15,000	7,500	15,000
871-4195-466.33-70	R/M-OTHER EQUIPMENT	6,490	10,000	1,000	10,000
871-4199-499.50-10	TRANSFER OUT -HOUSING STAFF	6,859		219,843	850,646
HOUSING AUTHORITY ADMINISTRATION		42,861	129,800	333,143	940,446

HOUSING AUTHORITY - LAGUNA PALMS APTS.

FUND # 871

HOUSING AUTHORITY - LAGUNA PALMS APTS

DEPT. 8610

Program Narrative:

Laguna Palms Apartments has 48 recently renovated units that are rented at affordable levels for very low, low, and moderate-income families.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	179,820	204,769	205,323	201,219	-1.73%
CAPITAL OUTLAY	315	2,000	394,930	-	-100.00%
TOTALS:	180,135	206,769	600,253	201,219	-2.68%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes:Electrical, Plumbing, Carpet &Flooring, Building Supplies, Landscaping,
 Mechanical Equipment, Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement Expenses include kitchen appliances.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - LAGUNA PALMS APTS		871			8610
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8610-363.20-00	TOTAL RENTAL INCOME	211,806	201,280	185,525	198,332
Expenditures:					
871-8610-466.30-90	PAYROLL	66,197	89,922	89,922	87,843
871-8610-466.30-92	CONTRACT SERVICES	21,500	15,785	15,785	15,785
871-8610-466.30-93	MANAGEMENT FEE	19,845	20,160	20,160	20,160
871-8610-466.32-23	ADVERTISING/PROMOTION	1,238	1,320	1,320	300
871-8610-466.33-10	R/M - BUILDING	13,889	22,842	23,396	23,171
871-8610-466.35-14	UTILITIES	45,513	45,480	45,480	45,480
871-8610-466.36-95	MISCELLANEOUS EXP	11,638	9,260	9,260	8,480
	SUBTOTAL EXPENDITURES	179,820	204,769	205,323	201,219
NET OPERATING INCOME "NOI"		31,986	(3,489)	(19,798)	(2,887)
871-8610-466.33-11	REPLACEMENT EXPENDITURES	315	2,000	6,000	-
871-8610-466.40-01	LAGUNA PALMS CONST/REHAB	-	-	388,930	-
871-8610-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		31,671	(5,489)	(414,728)	(2,887)

HOUSING AUTHORITY - CATALINA GARDENS APT

FUND # 871

HOUSING AUTHORITY - CATALINA GARDENS APT

DEPT. 8620

Program Narrative:

Catalina Gardens Apartment complex has 72 units that are rented at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	317,356	319,643	321,121	298,481	-6.62%
CAPITAL OUTLAY	25,408	47,500	47,500	-	-100.00%
TOTALS:	342,764	367,143	368,621	298,481	-18.70%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes:Electrical, Plumbing, Carpet &Flooring, Building Supplies, Landscaping, Mechanical Equipment, Pool Maint., Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement expenses include HVAC's, water heaters, deck repair and resurfacing, kitchen/bathroom refurbishments, appliances, and roof repairs.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - CATALINA GARDENS APT				871	8620
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8620-363.20-00	TOTAL RENTAL INCOME	278,820	276,431	272,287	266,568
Expenditures					
871-8620-466.30-89	PAYROLL	119,166	114,225	114,225	107,736
871-8620-466.30-92	CONTRACT SERVICES	46,599	48,972	48,972	40,857
871-8620-466.30-93	MANAGEMENT FEE	30,030	30,240	30,240	30,240
871-8620-466.32-23	ADVERTISING/PROMOTION	5,370	5,460	5,460	1,300
871-8620-466.33-10	R/M - BUILDING	37,212	47,146	48,624	46,488
871-8620-466.35-14	UTILITIES	65,047	59,100	59,100	59,100
871-8620-466.36-95	MISCELLANEOUS EXP	13,932	14,500	14,500	12,760
	SUBTOTAL EXPENDITURES	317,356	319,643	321,121	298,481
	NET OPERATING INCOME "NOI"	(38,536)	(43,212)	(48,834)	(31,913)
871-8620-466.33-11	REPLACEMENT EXPENDITURES	25,408	47,500	47,500	-
871-8620-466.40-01	CATALINA CONST/REHAB	-	-	-	-
871-8620-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	(63,944)	(90,712)	(96,334)	(31,913)

HOUSING AUTHORITY - DESERT POINTE

FUND # 871

HOUSING AUTHORITY - DESERT POINTE

DEPT. 8630

Program Narrative:

Desert Pointe Apartment complex has 64 units that are rented at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	302,015	280,125	388,437	261,863	-6.52%
CAPITAL OUTLAY	72,431	41,200	92,000	-	-100.00%
TOTALS:	374,446	321,325	480,437	261,863	-18.51%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Pool Maint., Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement expenses include HVAC's, deck repair & resurfacing, water heaters, kitchen/bathroom refurbishments, appliances, and roof repairs.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - DESERT POINTE		871		8630	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8630-363.20-00	TOTAL RENTAL INCOME	246,637	233,372	234,402	250,619
Expenditures:					
871-8630-466.30-92	CONTRACT SERVICES	41,880	42,972	150,492	36,774
871-8630-466.30-93	MANAGEMENT FEE	26,560	26,880	26,880	26,880
871-8630-466.30-97	PAYROLL	114,364	92,741	92,741	84,768
871-8630-466.32-23	ADVERTISING/PROMOTION	1,187	1,140	1,140	300
871-8630-466.33-10	R/M - BUILDING	52,951	53,677	54,469	51,866
871-8630-466.35-14	UTILITIES	53,966	50,971	50,971	50,971
871-8630-466.36-95	MISCELLANEOUS EXP	11,107	11,744	11,744	10,304
	SUBTOTAL EXPENDITURES	302,015	280,125	388,437	261,863
	NET OPERATING INCOME "NOI"	(55,378)	(46,753)	(154,035)	(11,244)
871-8630-466.33-11	REPLACEMENT EXPENDITURES	72,431	41,200	92,000	-
871-8630-466.40-01	DESERT POINTE CONST/REHAB	-	-	-	-
871-8630-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	(127,809)	(87,953)	(246,035)	(11,244)

HOUSING AUTHORITY - LAS SERENAS

FUND # 871

HOUSING AUTHORITY - LAS SERENAS DEPT. 8640

Program Narrative:

Las Serenas Apartment complex has 150 units that are rented at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	513,013	534,282	537,569	515,356	-3.54%
CAPITAL OUTLAY	70,426	58,000	7,700	-	-100.00%
TOTALS:	583,439	592,282	545,269	515,356	-12.99%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement expenses include HVAC's, lighting, fence repair, water heaters, kitchen/bathroom refurbishments, and appliances.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - LAS SERENAS		871		8640	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8640-363.20-00	TOTAL RENTAL INCOME	678,822	706,651	699,365	715,963
Expenditures					
871-8640-466.30-92	CONTRACT SERVICES	68,152	73,652	73,652	67,366
871-8640-466.30-93	MANAGEMENT FEE	62,020	63,000	63,000	63,000
871-8640-466.30-98	PAYROLL	155,885	165,021	165,021	153,167
871-8640-466.32-23	ADVERTISING/PROMOTION	7,282	6,680	6,680	1,300
871-8640-466.33-10	R/M - BUILDING	87,903	87,910	91,197	93,404
871-8640-466.35-14	UTILITIES	118,441	121,320	121,320	121,320
871-8640-466.36-95	MISCELLANEOUS EXP	13,330	16,699	16,699	15,799
	SUBTOTAL EXPENDITURES	513,013	534,282	537,569	515,356
	NET OPERATING INCOME "NOI"	165,809	172,369	161,796	200,607
871-8640-466.33-11	REPLACEMENT EXPENDITURES	70,426	58,000	7,700	-
871-8640-466.40-01	LAS SERENAS CONST/REHAB	-	-	-	-
871-8640-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	95,383	114,369	154,096	200,607

HOUSING AUTHORITY - NEIGHBORS GARDEN APT.

FUND # 871

HOUSING AUTHORITY - NEIGHBORS GARDEN APT. DEPT. 8650

Program Narrative:

Neighbors Garden Apartment complex has 24 units that are rented at affordable levels for very low, low, and moderate-income families.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	109,111	121,755	122,270	120,055	-1.40%
CAPITAL OUTLAY	43,726	106,000	111,500	-	-100.00%
TOTALS:	152,837	227,755	233,770	120,055	-47.29%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Replacement expenses include HVAC's, deck resurfacing, water heaters, kitchen/bathroom refurbishments, appliances, and roof repairs.
- C. Capital Improvements include concrete driveway rehabilitation.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - NEIGHBORS GARDEN APT.		871		8650	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8650-363.20-00	TOTAL RENTAL INCOME	94,600	85,612	90,832	115,160
Expenditures:					
871-8650-466.30-88	PAYROLL	33,754	34,845	34,845	35,095
871-8650-466.30-92	CONTRACT SERVICES	10,722	9,754	9,754	9,754
871-8650-466.30-93	MANAGEMENT FEE	9,870	10,080	10,080	10,080
871-8650-466.32-23	ADVERTISING/PROMOTION	411	540	540	240
871-8650-466.33-10	R/M - BUILDING	31,771	40,510	41,025	38,860
871-8650-466.35-14	UTILITIES	19,105	21,660	21,660	21,660
871-8650-466.36-95	MISCELLANEOUS EXP	3,478	4,366	4,366	4,366
	SUBTOTAL EXPENDITURES	109,111	121,755	122,270	120,055
	NET OPERATING INCOME "NOI"	(14,511)	(36,143)	(31,438)	(4,895)
871-8650-466.33-11	REPLACEMENT EXPENDITURES	43,726	31,000	36,500	-
871-8650-466.40-01	CAPITAL BUDGET	-	-	-	-
871-8650-466.40-50	CAPITAL IMPROVEMENTS	-	75,000	75,000	-
	NET INCOME/LOSS	(58,237)	(142,143)	(142,938)	(4,895)

HOUSING AUTHORITY - ONE QUAIL PLACE APTS.

FUND # 871

HOUSING AUTHORITY - ONE QUAIL PLACE APTS.

DEPT. 8660

Program Narrative:

One Quail Place Apartment complex has 384 units that are all rented at affordable levels for very low, low, and moderate-income families.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	1,918,371	1,858,754	1,867,281	1,676,105	-9.83%
CAPITAL OUTLAY	213,758	141,500	215,000	-	-100.00%
TOTALS:	2,132,129	2,000,254	2,082,281	1,676,105	-16.21%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping,
 Mechanical Equipment, Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement expenses include HVAC's, deck repair & resurfacing, water heaters, furniture,
 kitchen/bathroom refurbishments, appliances, and stucco repairs.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - ONE QUAIL PLACE APTS.		871		8660	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8660-363.20-00	TOTAL RENTAL INCOME	2,154,675	2,086,408	2,103,779	2,140,420
Expenditures:					
871-8660-466.30-92	CONTRACT SERVICES	201,940	196,368	196,368	155,808
871-8660-466.30-93	MANAGEMENT FEE	160,930	161,280	161,280	161,280
871-8660-466.30-95	PAYROLL	764,581	726,914	726,914	599,201
871-8660-466.32-23	ADVERTISING/PROMOTION	6,829	5,780	5,780	1,100
871-8660-466.33-10	R/M - BUILDING	340,699	339,364	347,891	341,668
871-8660-466.35-14	UTILITIES	379,496	371,040	371,040	371,040
871-8660-466.36-95	MISCELLANEOUS EXP	63,896	58,008	58,008	46,008
	SUBTOTAL EXPENDITURES	1,918,371	1,858,754	1,867,281	1,676,105
	NET OPERATING INCOME "NOI"	236,304	227,654	236,498	464,315
871-8660-466.33-11	REPLACEMENT EXPENDITURES	212,223	141,500	215,000	-
871-8660-466.40-01	ONE QUAIL CONST/REHAB	-	-	-	-
871-8660-466.40-50	CAPITAL IMPROVEMENTS	1,535	-	-	-
	NET INCOME/LOSS	22,546	86,154	21,498	464,315

HOUSING AUTHORITY - THE PUEBLOS APTS.

FUND # 871

HOUSING AUTHORITY - THE PUEBLOS APTS. DEPT. 8670

Program Narrative:

The Pueblos Apartment complex has 15 units that are all rented at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	73,288	75,562	75,852	73,408	-2.85%
CAPITAL OUTLAY	11,867	22,500	50,450	-	-100.00%
TOTALS:	85,155	98,062	126,302	73,408	-25.14%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Replacement expenses include HVAC's, trash gates, water heaters, kitchen/bathroom refurbishments, appliances, and roof repairs.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - THE PUEBLOS APTS.		871		8670	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8670-363.20-00	TOTAL RENTAL INCOME	48,532	55,404	53,913	62,316
Expenditures:					
871-8670-466.30-87	PAYROLL	30,486	28,445	28,445	24,703
871-8670-466.30-92	CONTRACT SERVICES	7,695	6,842	6,842	6,842
871-8670-466.30-93	MANAGEMENT FEE	7,415	7,980	7,980	7,980
871-8670-466.32-23	ADVERTISING/PROMOTION	797	840	840	240
871-8670-466.33-10	R/M - BUILDING	12,204	17,383	17,673	19,691
871-8670-466.35-14	UTILITIES	11,858	11,174	11,174	11,174
871-8670-466.36-95	MISCELLANEOUS EXP	2,833	2,898	2,898	2,778
	SUBTOTAL EXPENDITURES	73,288	75,562	75,852	73,408
NET OPERATING INCOME "NOI"		(24,756)	(20,158)	(21,939)	(11,092)
871-8670-466.33-11	REPLACEMENT EXPENDITURES	11,867	22,500	50,450	-
871-8670-466.40-01	PUEBLOS CONST/REHAB	-	-	-	-
871-8670-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		(36,623)	(42,658)	(72,389)	(11,092)

HOUSING AUTHORITY - CALIFORNIA VILLAS APTS.

FUND # 871

DEPT. 8680

HOUSING AUTHORITY - CALIFORNIA VILLAS APTS

Program Narrative:

California Villas Apartment complex has 141 recently renovated units that are rented at affordable levels for very low, low, and moderate-income families.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	518,119	491,749	491,960	481,324	-2.12%
CAPITAL OUTLAY	150,505	9,000	74,050	-	-100.00%
TOTALS:	668,624	500,749	566,010	481,324	-3.88%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Replacement expenses include HVAC's and appliances.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - CALIFORNIA VILLAS APTS				871	8680
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8680-363.20-00	TOTAL RENTAL INCOME	615,574	645,148	620,039	580,504
Expenditures:					
871-8680-466.30-82	PAYROLL	186,728	181,356	181,356	179,188
871-8680-466.30-92	CONTRACT SERVICES	66,810	69,713	69,713	58,946
871-8680-466.30-93	MANAGEMENT FEE	57,535	59,220	59,220	59,220
871-8680-466.32-23	ADVERTISING/PROMOTION	2,270	2,940	2,940	300
871-8680-466.33-10	R/M - BUILDING	52,050	50,192	50,403	56,542
871-8680-466.35-14	UTILITIES	129,312	112,533	112,533	112,533
871-8680-466.36-95	MISCELLANEOUS EXP	23,414	15,795	15,795	14,595
	SUBTOTAL EXPENDITURES	518,119	491,749	491,960	481,324
	NET OPERATING INCOME "NOI"	97,455	153,399	128,079	99,180
871-8680-466.33-11	REPLACEMENT EXPENDITURES	11,638	9,000	74,050	-
871-8680-466.40-01	CALIFORNIA VILLAS CONST/REHAB	138,867	-	-	-
871-8680-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	(53,050)	144,399	54,029	99,180

HOUSING AUTHORITY - TAOS PALMS APTS.

FUND # 871

HOUSING AUTHORITY - TAOS PALMS APTS. DEPT. 8690

Program Narrative:

Taos Palms Apartment complex has 16 units that are rented at affordable levels for very low, low, and moderate-income families.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	67,596	75,567	76,354	84,292	11.55%
CAPITAL OUTLAY	537,447	32,500	29,000	-	-100.00%
TOTALS:	605,043	108,067	105,354	84,292	-22.00%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Replacement expenses include HVAC's, patio furniture, and deck resurfacing.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - TAOS PALMS APTS.		871		8690	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8690-363.20-00	TOTAL RENTAL INCOME	21,389	77,113	69,301	75,001
Expenditures:					
871-8690-466.30-85	PAYROLL	24,799	27,578	27,578	32,076
871-8690-466.30-92	CONTRACT SERVICES	5,865	6,667	7,164	6,667
871-8690-466.30-93	MANAGEMENT FEE	4,520	6,720	6,720	6,720
871-8690-466.32-23	ADVERTISING/PROMOTION	602	480	480	240
871-8690-466.33-10	R/M - BUILDING	14,579	17,185	17,475	21,772
871-8690-466.35-14	UTILITIES	14,583	14,096	14,096	14,096
871-8690-466.36-95	MISCELLANEOUS EXP	2,648	2,841	2,841	2,721
	SUBTOTAL EXPENDITURES	67,596	75,567	76,354	84,292
	NET OPERATING INCOME "NOI"	(46,207)	1,546	(7,053)	(9,291)
871-8690-466.33-11	REPLACEMENT EXPENDITURES	25,865	32,500	29,000	-
871-8690-466.40-01	CAPITAL BUDGET	511,582	-	-	-
871-8690-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	(583,654)	(30,954)	(36,053)	(9,291)

HOUSING AUTHORITY - CARLOS ORTEGA VILLAS

FUND # 871

HOUSING AUTHORITY - CARLOS ORTEGA VILLAS

DEPT. 8691

Program Narrative:

The Carlos Ortega Villas, previously called Country Village was acquired with 66 units that are normally rented at affordable levels to very low, low, and moderate-income families. Following an in depth study, the dilapidated units have recently been deconstructed and with conceptual desing complete, is now in the final design for construction of 72 new units at this site. Construction is expected to being this fiscal year.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	-	-	-	-	0.00%
CAPITAL OUTLAY	4,282	-	19,703,479	-	#DIV/0!
TOTALS:	4,282	-	19,703,479	-	#DIV/0!

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes:Electrical, Plumbing, Carpet &Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Rehabilitation of complex, as provided in Capital Improvement Projects section.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - CARLOS ORTEGA VILLAS		871		8691	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8691-363.20-00	TOTAL RENTAL INCOME	-	-	-	-
Expenditures:					
871-8691-466.30-89	PAYROLL	-	-	-	-
871-8691-466.30-92	CONTRACT SERVICES	-	-	-	-
871-8691-466.30-93	MANAGEMENT FEE	-	-	-	-
871-8691-466.32-23	ADVERTISING/PROMOTION	-	-	-	-
871-8691-466.33-10	R/M - BUILDING	-	-	-	-
871-8691-466.35-14	UTILITIES	-	-	-	-
871-8691-466.36-95	MISCELLANEOUS EXP	-	-	-	-
	SUBTOTAL EXPENDITURES	-	-	-	-
NET OPERATING INCOME "NOI"					
		-	-	-	-
871-8691-466.33-11	REPLACEMENT EXPENDITURES	-	-	-	-
871-8691-466.40-01	CARLOS ORTEGA VILLAS CONST/F	4,282	-	19,703,479	-
871-8691-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
NET INCOME/LOSS		(4,282)	-	(19,703,479)	-

HOUSING AUTHORITY - PALM VILLAGE APTS

FUND # 871

HOUSING AUTHORITY - PALM VILLAGE APTS

DEPT. 8692

Program Narrative:

Palm Village Apartment complex has 36 newly constructed units that are rented at affordable levels for very low, low, and moderate-income families.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	120,236	120,411	121,170	131,370	9.10%
CAPITAL OUTLAY	2,066	9,200	4,500	-	-100.00%
TOTALS:	122,302	129,611	125,670	131,370	1.36%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Replacement expenses include HVAC's, water heaters, appliances, and roof repairs.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - PALM VILLAGE APTS				871	8692
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8692-363.20-00	TOTAL RENTAL INCOME	185,939	172,927	176,385	173,995
Expenditures:					
871-8692-466.30-89	PAYROLL	50,367	51,613	51,613	50,547
871-8692-466.30-92	CONTRACT SERVICES	8,065	8,942	9,305	8,942
871-8692-466.30-93	MANAGEMENT FEE	15,120	15,120	15,120	15,120
871-8692-466.32-23	ADVERTISING/PROMOTION	573	660	660	240
871-8692-466.33-10	R/M - BUILDING	12,016	13,540	13,936	19,460
871-8692-466.35-14	UTILITIES	30,071	26,260	26,260	32,785
871-8692-466.36-95	MISCELLANEOUS EXP	4,024	4,276	4,276	4,276
	SUBTOTAL EXPENDITURES	120,236	120,411	121,170	131,370
	NET OPERATING INCOME "NOI"	65,703	52,516	55,215	42,625
871-8692-466.33-11	REPLACEMENT EXPENDITURES	2,066	9,200	4,500	-
871-8692-466.40-01	PALM VILLAGE CONST/REHAB	-	-	-	-
871-8692-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	63,637	43,316	50,715	42,625

HOUSING AUTHORITY - CANDLEWOOD APARTMENTS

FUND # 871

HOUSING AUTHORITY - CANDLEWOOD APTS

DEPT. 8693

Program Narrative:

Candlewood Apartments has 30 units that are all rented at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	148,412	148,804	149,042	148,665	-0.09%
CAPITAL OUTLAY	30,576	41,700	62,150	-	-100.00%
TOTALS:	178,988	190,504	211,192	148,665	-21.96%

SIGNIFICANT CHANGES:

Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
 Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
 Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
 Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
 A. Management Fee is currently authorized at \$35 per door.
 B. Replacement expenses include HVAC's, trash gates, water heaters, kitchen/bathroom refurbishments, appliances, and roof repairs.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - CANDLEWOOD APTS		871			8693
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8693-363-2000	TOTAL RENTAL INCOME	110,977	100,526	104,246	106,020
Expenditures:					
871-8693-466.30-89	PAYROLL	52,250	54,427	54,427	52,423
871-8693-466.30-92	CONTRACT SERVICES	14,364	16,100	16,100	16,100
871-8693-466.30-93	MANAGEMENT FEE	12,600	12,600	12,600	12,600
871-8693-466.32-23	ADVERTISING/PROMOTION	1,484	1,680	1,680	480
871-8693-466.33-10	R/M - BUILDING	34,113	32,477	32,715	35,722
871-8693-466.35-14	UTILITIES	29,405	27,420	27,420	27,420
871-8693-466.36-95	MISCELLANEOUS EXP	4,196	4,100	4,100	3,920
	SUBTOTAL EXPENDITURES	148,412	148,804	149,042	148,665
	NET OPERATING INCOME "NOI"	(37,435)	(48,278)	(44,796)	(42,645)
871-8693-466.33-11	REPLACEMENT EXPENDITURES	30,576	41,700	62,150	-
871-8693-466.40-01	CANDLEWOOD CONST/REHAB	-	-	-	-
871-8693-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	(68,011)	(89,978)	(106,946)	(42,645)

HOUSING AUTHORITY - LA ROCCA VILLAS

FUND # 871

HOUSING AUTHORITY - LA ROCCA VILLAS

DEPT. 8694

Program Narrative:

La Rocca Villas has 27 newly constructed units that are rented at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	95,896	108,720	108,720	115,281	6.03%
CAPITAL OUTLAY	4,269	2,500	4,000	-	-100.00%
TOTALS:	100,165	111,220	112,720	115,281	3.65%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Replacement expenses include HVAC's.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - LA ROCCA VILLAS		871		8694	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8694-363-2000	TOTAL RENTAL INCOME	131,597	131,036	128,774	124,389
Expenditures:					
871-8694-466.30-89	PAYROLL	35,228	47,021	47,021	51,522
871-8694-466.30-92	CONTRACT SERVICES	8,055	7,442	7,442	7,442
871-8694-466.30-93	MANAGEMENT FEE	11,235	11,340	11,340	11,340
871-8694-466.32-23	ADVERTISING/PROMOTION	430	600	600	240
871-8694-466.33-10	R/M - BUILDING	7,906	11,890	11,890	14,310
871-8694-466.35-14	UTILITIES	30,409	28,361	28,361	28,361
871-8694-466.36-95	MISCELLANEOUS EXP	2,633	2,066	2,066	2,066
	SUBTOTAL EXPENDITURES	95,896	108,720	108,720	115,281
	NET OPERATING INCOME "NOI"	35,701	22,316	20,054	9,108
871-8694-466.33-11	REPLACEMENT EXPENDITURES	4,269	2,500	4,000	-
871-8694-466.40-01	LA ROCCA VILLAS CONST/REHAB	-	-	-	-
871-8694-466.40-50	CAPITAL IMPROVEMENTS	-	-	-	-
	NET INCOME/LOSS	31,432	19,816	16,054	9,108

HOUSING AUTHORITY - SAGECREST

FUND # 871

HOUSING AUTHORITY - SAGECREST	DEPT. 8695
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Program Narrative:

Sagecrest Apartment complex has 14 units that are rented at affordable levels for very low, low, and moderate-income families. In 2008-09 the Agency acquired 14 adjacent units that are also at affordable levels for very low, low, and moderate-income seniors.

Expenditure Summary	2010-2011 Actuals	2011-2012 Actuals	2011-2012 Projected	2012-2013 Budget	Percentage Change
SALARY AND BENEFITS					
SUPPLIES					
OTHER SERVICES	108,018	68,371	69,134	56,404	-17.50%
CAPITAL OUTLAY	(996)	2,500	4,801	-	-100.00%
TOTALS:	107,022	70,871	73,935	56,404	-20.41%

SIGNIFICANT CHANGES:

- Contract services includes: Pest Control, Gardening and Subcontract cleaning services.
- Utilities Services includes: Telephone, Trash Removal, Gas & Electric, Water and Sewer.
- Repairs & Maintenance includes: Electrical, Plumbing, Carpet & Flooring, Building Supplies, Landscaping, Mechanical Equipment, Painting and Janitorial Supplies.
- Available Net Income may be used to offset Debt in Low-Mod Set Aside Fund (870).
- A. Management Fee is currently authorized at \$35 per door.
- B. Capital Improvements include potential Health and Safety hazards at newly acquired complex.

**PALM DESERT HOUSING AUTHORITY
BUDGET WORKSHEETS FY 2012-2013**

HOUSING AUTHORITY - SAGECREST		871		8695	
Account Code	Account Description	2010-2011 Actuals	2011-2012 Adopted	2011-2012 Projected	2012-2013 Budget
Revenue:					
871-8695-363-2000	TOTAL RENTAL INCOME	67,860	51,704	53,380	48,565
Expenditures:					
871-8695-466.30-89	PAYROLL	44,093	34,811	34,811	20,856
871-8695-466.30-92	CONTRACT SERVICES	10,340	6,248	6,773	6,248
871-8695-466.30-93	MANAGEMENT FEE	10,070	5,880	5,880	5,880
871-8695-466.32-23	ADVERTISING/PROMOTION	334	552	552	240
871-8695-466.33-10	R/M - BUILDING	14,641	9,240	9,478	11,540
871-8695-466.35-14	UTILITIES	22,152	9,000	9,000	9,000
871-8695-466.36-95	MISCELLANEOUS EXP	6,388	2,640	2,640	2,640
	SUBTOTAL EXPENDITURES	108,018	68,371	69,134	56,404
NET OPERATING INCOME "NOI"		(40,158)	(16,667)	(15,754)	(7,839)
871-8695-466.33-11	REPLACEMENT EXPENDITURES	-	2,500	4,801	-
871-8695-466.40-01	SAGECREST CONST/REHAB	-	-	-	-
871-8695-466.40-50	CAPITAL IMPROVEMENTS	(996)	-	-	-
NET INCOME/LOSS		(39,162)	(19,167)	(20,555)	(7,839)

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