



**DESERT HEALTHCARE DISTRICT**  
**Finance, Legal, Administration, & Real Estate Committee Meeting**  
**January 12, 2021**

A meeting of the Finance, Legal, Administration, & Real Estate Committee of the Desert Healthcare District will be held at 3:30 PM, Tuesday, January 12, 2021, via Zoom using the following link:  
<https://us02web.zoom.us/j/85040018506?pwd=SXpjVzg2K20xVy9LSXEvaIM4NHZGdz09>  
Password: 797101

Participants will need to download the Zoom app on their mobile devices. Members of the public may also be able to participate by telephone, using the follow dial in information:

Dial in #:(669) 900-6833 To Listen and Address the Board when called upon:  
Webinar ID: 850 4001 8506  
Password: 797101

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**AGENDA**

**I. CALL TO ORDER**

**II. APPROVAL OF AGENDA**

**III. PUBLIC COMMENT**

At this time, comments from the audience may be made on items not listed on the agenda that are of public interest and within the subject-matter jurisdiction of the District. The Committee has a policy of limiting speakers to not more than three minutes. The Committee cannot take action on items not listed on the agenda. Public input may be offered on an agenda item when it comes up for discussion and/or action.

**IV. APPROVAL OF MINUTES**

1. F&A Minutes – Meeting December 08, 2020 – Pg. 3-6

**ACTION**

**V. CEO REPORT**

**VI. CHIEF ADMINISTRATION OFFICER'S REPORT – Pg. 7**

1. LPMP Leasing Update – Pg. 8

Information

**VII. FINANCIAL REPORTS**

**ACTION**

1. District and LPMP Financial Statements – Pg. 9-19
2. Accounts Receivable Aging Summary – Pg. 20
3. District - Deposits – Pg. 21
4. District - Property tax receipts – Pg. 22
5. LPMP – Deposits – Pg. 23-24
6. District – Check Register – Pg. 25-26
7. Credit Card – Detail of Expenditures – Pg. 27
8. LPMP – Check Register – Pg. 28
9. Retirement Protection Plan Update – Pg. 29
10. Grant Payment Schedule – Pg. 30

**VIII. OTHER MATTERS**

1. T-Mobile Cell Site Lease Renewal – 25 Year - Pg. 31-35
2. Park Imperial Ground Lease – Pg. 36

**ACTION**  
Information



**DESERT HEALTHCARE DISTRICT**  
**Finance, Legal, Administration, & Real Estate Committee Meeting**  
**January 12, 2021**

**IX. ADJOURNMENT**

*If you have any disability which would require accommodation to enable you to participate in this meeting, please email Andrea S. Hayles, Special Assistant to the CEO and Board Relations Officer, at [ahayles@dhcd.org](mailto:ahayles@dhcd.org) or call (760) 323-6110 at least 24 hours prior to the meeting.*



**DESERT HEALTHCARE DISTRICT**  
**FINANCE, ADMINISTRATION, REAL ESTATE, LEGAL, AND COMMITTEE**  
**MEETING MINUTES**  
**December 08, 2020**

| Directors Present   | District Staff Present   | Absent |
|---|--|--------|
| Chair/Director Arthur Shorr<br>President Leticia De Lara, MPH | Conrado E. Bárzaga, MD, Chief Executive Officer<br>Chris Christensen, Chief Administration Officer<br>Donna Craig, Chief Program Officer<br>Eric Taylor, Accounting Manager<br>Andrea S. Hayles, Clerk to the Board<br>Jeff Scott, Legal Counsel |        |

| AGENDA ITEMS  | DISCUSSION  | ACTION  |
|---|---|---|
| <b>I. Call to Order</b>   | Chair Shorr called the meeting to order at 3:32 p.m.  |   |
| <b>II. Approval of Agenda</b>   | Chair Shorr asked for a motion to approve the agenda.   | <b>Moved and seconded by President De Lara and Director Shorr to approve the agenda.<br/>Motion passed unanimously.</b>   |
| <b>III. Public Comment</b>  | There was no public comment.  |   |
| <b>IV. Approval of Minutes</b><br>1. <b>F&amp;A Minutes – Meeting November 10, 2020</b>   | Chair Shorr motioned to approve the November 10, 2020 minutes.  | <b>Moved and seconded by President De Lara and Director Shorr to approve the November 10, 2020 meeting minutes.<br/>Motion passed unanimously.</b>  |
| <b>V. CEO Report</b>  | There was no CEO report.  |   |
| <b>VI. Chief Administration Officer’s Report</b>  | Chris Christensen, CAO, explained the second bidding process with the landscape project award to Marina Landscape and completion 60 days from the start date.   |   |
| <b>VII. Financial Reports</b><br>1. <b>District and LPMP Financial Statements</b><br>2. <b>Accounts Receivable Aging Summary</b><br>3. <b>District – Deposits</b><br>4. <b>District – Property Tax Receipts</b><br>5. <b>LPMP Deposits</b><br>6. <b>District – Check Register</b> | Arthur Shorr, Chair, thoroughly reviewed and discussed the financials with the committee.<br><br>Chris Christensen, CAO, responded to questions from President De Lara concerning line items 6500 Professional Fees and the anticipated expenses of a consultant with | <b>Moved and seconded by President De Lara and Director Shorr to approve the November 2020 District Financial Reports - Items 1-10 and to forward to the Board for approval.<br/>Motion passed unanimously.</b> |

**DESERT HEALTHCARE DISTRICT  
FINANCE, ADMINISTRATION, REAL ESTATE, LEGAL, AND COMMITTEE  
MEETING MINUTES  
December 08, 2020**

|   |   |   |
|---|---|---|
| <p><b>7. Credit Card – Detail of Expenditures</b><br/><b>8. LPMP – Check Register</b><br/><b>9. Retirement Protection Plan Update</b><br/><b>10. Grant Payment Schedule</b></p>   | <p>the potential hospital lease/sale consulting work in 2021. President De Lara also inquired on line item 6435 Bank Charges expenses and the credit card fees for tenants’ monthly payments. President De Lara requested that staff research other cost-saving measures, such as PayPal or similar platforms. Line item 2190 Investment Fees Payable as outlined at last month’s committee meeting by Mr. Keith Stribling, will decrease since High Mark has reduced the fees with an upcoming reduction, which was previously \$9k per month.</p>   |   |
| <p><b>VIII. Other Matters</b></p> <p><b>1. Professional Services Agreement by Chris Mills, Prest Vuksic, Greenwood Architects, for the interior fire sprinkler system installation at the Las Palmas Medical Plaza – Estimated \$12,000</b></p> <p><b>2. Coachella Valley Housing Catalyst Fund – A Bold Housing Investment Solution, Lift to Rise &amp; Riverside County – Potential Recoverable Grant</b></p> | <p>Chris Christensen, CAO, described the east side of the building with the completion of the interior fire sprinkler work and with the west side of the building predominately occupied, work will commence considering the tenants schedules. Interior fire sprinklers in individual suites are more expensive; thus, a bidding process will take place for project management purposes.</p> <p>Dr. Bárzaga, CEO, explained the workshop on Housing as a Social Determinant of Health and the Board’s direction for the committees to discuss individually and explore the best mechanisms to move forward.</p> | <p><b>Moved and seconded by Director Shorr and President De Lara to approve the professional services agreement by Chris Mills, Prest Vuksic, Greenwood Architects, for the interior fire sprinkler system installation at the Las Palmas Medical Plaza – Estimated \$12,000 and forward to the Board for approval.</b><br/><b>Motion passed unanimously.</b></p> |

DESERT HEALTHCARE DISTRICT  
FINANCE, ADMINISTRATION, REAL ESTATE, LEGAL, AND COMMITTEE  
MEETING MINUTES  
December 08, 2020

|                               |   |   |
|-------------------------------|---|---|
|                               | <p>Heather Vaikona, CEO, Lift to Rise, described the pursuit of a recoverable grant since the PRI is not aligned with the District, the housing fund, the methods, and bold solutions while considering the District's unique position, and the potential funds managed by the low-income investment entity. Ms. Vaikona also provided additional details about the developer's low-income investment fund, affordability, and Lift to Rise matching the District's funds.</p> <p>Jeff Scott, Legal Counsel, suggests determining the structure of the potential grant requesting Lift to Rise submit a formal request and then moving forward with the legalities and opinions.</p> <p>The committee questioned how the grant might affect the District finances, such as seismic, the investment accounts low return, reflecting on the availability of funds in the current grant cycle allocation, possibly committing from future grant years, and receivable legitimacy. Staff will examine all the alternatives and provide more feasible options.</p> |   |
| <p><b>IV. Adjournment</b></p> | <p>Director Shorr adjourned the meeting at 4:26 p.m.</p>  | <p><b>Audio recording available on the website at <a href="http://dhcd.org/Agendas-and-Documents">http://dhcd.org/Agendas-and-Documents</a></b></p> |



**DESERT HEALTHCARE DISTRICT  
FINANCE, ADMINISTRATION, REAL ESTATE, LEGAL, AND COMMITTEE  
MEETING MINUTES  
December 08, 2020**

ATTEST: \_\_\_\_\_  
Arthur Shorr, Director, Board of Directors  
Finance & Administration Committee Member  
Desert Healthcare District Board of Directors

*Minutes respectfully submitted by Andrea S. Hayles, Clerk of the Board*

DRAFT



## **Chief Administration Officer's Report**

**January 12, 2021**

Landscape Renovation and Fire Alarm Electrical Connection project –

A pre-construction meeting was held with District Staff, Marina Landscape construction superintendents, and Chris Mills, project manager. The project will begin January 11, 2021 with scheduled completion by end of March 2021.

### **Las Palmas Medical Plaza - Property Management:**

#### **Occupancy:**

See attached unit rental status report.

92% currently occupied –

Total annual rent including CAM fees is **\$1,240,361**.

#### **Leasing Activity:**

Leasing activity has continued to be slow due to the COVID-19 virus. Rob Wenthold, the broker staff is working with, indicated prospective tenants are apprehensive during this period of time.

**Las Palmas Medical Plaza**

**Unit Rental Status**

**As of January 1, 2021**

| Unit  | Tenant Name | Deposit      | Lease Dates     |        | Term  | Unit Sq Feet | Percent of Total | Monthly Rent | Annual Rent   | Rent Per Sq Foot | Monthly CAM  | Total Monthly Rent Inclg CAM | Total Annual Rent Inclg CAM |
|---|-------------|--------------|-----------------|--------|-------|--------------|------------------|--------------|---------------|------------------|--------------|------------------------------|-----------------------------|
|   |             |              | From            | To     |       |              |                  |              |               |                  |              |                              |                             |
|   |             |              |                 |        |       |              |                  |              |               |                  | \$ 0.62      |                              |                             |
| 3W, 101                                     | Vacant      |              |                 |        |       | 1,656        | 3.36%            |              |               |                  |              |                              |                             |
| 2W, 107                                     | Vacant      |              |                 |        |       | 1,024        | 2.07%            |              |               |                  |              |                              |                             |
| 1W, 204                                     | Vacant      |              |                 |        |       | 1,280        | 2.59%            |              |               |                  |              |                              |                             |
| <b>Total - Vacancies</b>                    |             |              |                 |        |       | <b>3,960</b> | <b>8.02%</b>     |              |               |                  |              |                              |                             |
| <b>Total Suites-33 - 31 Suites Occupied</b> |             | \$ 57,513.50 |                 |        |       | 49,356       | 92.0%            | \$ 75,344.39 | \$ 904,132.68 | \$ 1.66          | \$ 28,019.04 | \$ 103,363.43                | \$ 1,240,361.16             |
| <b>Summary - All Units</b>                  |             |              |                 |        |       |              |                  |              |               |                  |              |                              |                             |
|   |             |              | <b>Occupied</b> | 45,396 | 92.0% |              |                  |              |               |                  |              |                              |                             |
|   |             |              | <b>Vacant</b>   | 3,960  | 8.0%  |              |                  |              |               |                  |              |                              |                             |
|   |             |              | <b>Pending</b>  | 0      | 0%    |              |                  |              |               |                  |              |                              |                             |
|   |             |              | <b>Total</b>    | 49,356 | 100%  |              |                  |              |               |                  |              |                              |                             |

|   |
|---|
| <b>DESERT HEALTHCARE DISTRICT</b>                                   |
| <b>DECEMBER 2020 FINANCIAL STATEMENTS</b>                           |
| <b>INDEX</b>  |
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| Year to Date Variance Analysis                                      |
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| Cumulative Profit & Loss Budget vs Actual - District Including LPMP |
| Cumulative Profit & Loss Budget vs Actual - LPMP                    |
| Balance Sheet - Condensed View                                      |
| Balance Sheet - Expanded View                                       |
| Accounts Receivable Aging   |
| Deposit Detail - District   |
| Property Tax Receipts - YTD   |
| Deposit Detail - LPMP   |
| Check Register - District   |
| Credit Card Expenditures  |
| Check Register - LPMP   |
| Retirement Protection Plan Update                                   |
| Grants Schedule   |

**DESERT HEALTHCARE DISTRICT**  
**YEAR TO DATE VARIANCE ANALYSIS**  
**ACTUAL VS BUDGET**  
**SIX MONTHS ENDED DECEMBER 31, 2020**

**Scope: \$25,000 Variance per Statement of Operations Summary**

| Account                               | YTD          |              | Over(Under)    | Explanation  |
|---------------------------------------|--------------|--------------|----------------|--|
|                                       | Actual       | Budget       | Budget         |  |
| 4000 - Income                         | \$ 3,234,698 | \$ 3,872,970 | \$ (638,272)   | Lower interest income and market fluctuations (net) from FRF investments \$618k; lower grant income \$20k;   |
| 4500 - LPMP                           | \$ 620,949   | \$ 594,462   | \$ 26,487      | Higher rent revenue \$26k  |
| 5000 - Direct Expenses                | \$ 572,669   | \$ 841,830   | \$ (269,161)   | Lower wage related expenses \$133k due to open positions; lower board expenses \$47k; lower education expense \$44k; lower health insurance expense \$36k; lower workers comp expense \$5k; lower retirement expense \$4k  |
| 6000-General & Admin Expense          | \$ 245,268   | \$ 284,970   | \$ (39,702)    | Lower computer services expense \$12k; lower travel expense \$10k; higher dues and membership expense \$8k; lower supplies expense \$6k; lower personnel expense \$5k; lower staff mileage expense \$4k; lower meals & entertainment expense \$3k; lower various \$8k  |
| 6445 - LPMP Expense                   | \$ 489,185   | \$ 587,730   | \$ (98,545)    | Lower landscaping expense \$84k; lower depreciation expenses \$15k; higher bank charges \$7k; higher bad debt expense \$6k; lower marketing expense \$5k; lower deferred maintenance expense \$5k; higher interior building expense \$5k; higher interior plumbing expense \$4k; lower lighting expense \$3k; lower various \$9k |
| 6500 - Professional Fees Expense      | \$ 204,630   | \$ 629,316   | \$ (424,686)   | Lower Professional Services expense \$368k; lower PR/Communications expense \$49k; lower legal expense \$8k  |
| 7000 - Grants Expense                 | \$ 612,621   | \$ 2,041,998 | \$ (1,429,377) | Budget of \$4 Million for fiscal year is amortized straight-line over 12-month fiscal year.  |
| <b>Las Palmas Medical Plaza - Net</b> | \$ 131,764   | \$ 6,732     | \$ 125,032     | LPMP expenses lower \$99k; LPMP revenue higher \$26k   |

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July through December 2020

|                                     | MONTH          |                |                  | TOTAL            |                  |                  |
|-------------------------------------|----------------|----------------|------------------|------------------|------------------|------------------|
|                                     | Dec 20         | Budget         | \$ Over Budget   | Jul - Dec 20     | Budget           | \$ Over Budget   |
| <b>Income</b>                       |                |                |                  |                  |                  |                  |
| 4000 · Income                       | 562,084        | 645,495        | (83,411)         | 3,234,698        | 3,872,970        | (638,272)        |
| 4500 · LPMP Income                  | 102,619        | 99,077         | 3,542            | 620,949          | 594,462          | 26,487           |
| 4501 · Miscellaneous Income         | 750            | 950            | (200)            | 4,500            | 5,700            | (1,200)          |
| <b>Total Income</b>                 | <b>665,453</b> | <b>745,522</b> | <b>(80,069)</b>  | <b>3,860,147</b> | <b>4,473,133</b> | <b>(612,986)</b> |
| <b>Expense</b>                      |                |                |                  |                  |                  |                  |
| 5000 · Direct Expenses              | 53,847         | 140,305        | (86,458)         | 572,669          | 841,830          | (269,161)        |
| 6000 · General & Administrative Exp | 40,421         | 47,495         | (7,074)          | 245,268          | 284,970          | (39,702)         |
| 6325 · CEO Discretionary Fund       | 9,000          | 2,083          | 6,917            | 9,000            | 12,498           | (3,498)          |
| 6445 · LPMP Expenses                | 89,169         | 97,955         | (8,786)          | 489,185          | 587,730          | (98,545)         |
| 6500 · Professional Fees Expense    | 17,906         | 104,886        | (86,980)         | 204,630          | 629,316          | (424,686)        |
| 6700 · Trust Expenses               | 7,958          | 8,792          | (834)            | 52,366           | 52,752           | (386)            |
| <b>Total Expense</b>                | <b>218,301</b> | <b>401,516</b> | <b>(183,215)</b> | <b>1,573,120</b> | <b>2,409,116</b> | <b>(835,996)</b> |
| 7000 · Grants Expense               | 44,873         | 340,333        | (295,460)        | 612,621          | 2,041,998        | (1,429,377)      |
| <b>Net Income</b>                   | <b>402,279</b> | <b>3,673</b>   | <b>398,606</b>   | <b>1,674,406</b> | <b>22,019</b>    | <b>1,652,387</b> |

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July through December 2020

|  | MONTH          |                |                 | TOTAL            |                  |                  |
|--|----------------|----------------|-----------------|------------------|------------------|------------------|
|  | Dec 20         | Budget         | \$ Over Budget  | Jul - Dec 20     | Budget           | \$ Over Budget   |
| <b>Income</b>                                  |                |                |                 |                  |                  |                  |
| <b>4000 · Income</b>                           |                |                |                 |                  |                  |                  |
| 4010 · Property Tax Revenues                   | 516,447        | 516,447        | 0               | 3,098,682        | 3,098,682        | 0                |
| <b>4200 · Interest Income</b>                  |                |                |                 |                  |                  |                  |
| 4220 · Interest Income (FRF)                   | 110,440        | 86,965         | 23,475          | 549,095          | 521,790          | 27,305           |
| 9999-1 · Unrealized gain(loss) on invest       | (71,805)       | 33,333         | (105,138)       | (445,701)        | 199,998          | (645,699)        |
| <b>Total 4200 · Interest Income</b>            | <b>38,635</b>  | <b>120,298</b> | <b>(81,663)</b> | <b>103,394</b>   | <b>721,788</b>   | <b>(618,394)</b> |
| 4300 · DHC Recoveries                          | 1,805          | 1,750          | 55              | 10,771           | 10,500           | 271              |
| <b>4400 · Grant Income</b>                     | <b>5,197</b>   | <b>7,000</b>   | <b>(1,803)</b>  | <b>21,851</b>    | <b>42,000</b>    | <b>(20,149)</b>  |
| <b>Total 4000 · Income</b>                     | <b>562,084</b> | <b>645,495</b> | <b>(83,411)</b> | <b>3,234,698</b> | <b>3,872,970</b> | <b>(638,272)</b> |
| <b>4500 · LPMP Income</b>                      | <b>102,619</b> | <b>99,077</b>  | <b>3,542</b>    | <b>620,949</b>   | <b>594,462</b>   | <b>26,487</b>    |
| 4501 · Miscellaneous Income                    | 750            | 950            | (200)           | 4,500            | 5,700            | (1,200)          |
| <b>Total Income</b>                            | <b>665,453</b> | <b>745,522</b> | <b>(80,069)</b> | <b>3,860,147</b> | <b>4,473,133</b> | <b>(612,986)</b> |
| <b>Expense</b>                                 |                |                |                 |                  |                  |                  |
| <b>5000 · Direct Expenses</b>                  |                |                |                 |                  |                  |                  |
| <b>5100 · Administration Expense</b>           |                |                |                 |                  |                  |                  |
| 5110 · Wages Expense                           | 73,701         | 113,645        | (39,944)        | 479,251          | 681,870          | (202,619)        |
| 5111 · Allocation to LPMP - Payroll            | (5,161)        | (5,166)        | 5               | (30,966)         | (30,996)         | 30               |
| 5112 · Vacation/Sick/Holiday Expense           | 14,758         | 10,000         | 4,758           | 69,685           | 60,000           | 9,685            |
| 5114 · Allocation to Foundation                | (67,172)       | (37,196)       | (29,976)        | (177,198)        | (223,176)        | 45,978           |
| 5115 · Allocation to NEOPB                     | (5,197)        | (7,571)        | 2,374           | (21,670)         | (45,426)         | 23,756           |
| 5119 · Allocation to RSS/CVHIP-DHCF            | 0              | (1,431)        | 1,431           | (903)            | (8,586)          | 7,683            |
| 5120 · Payroll Tax Expense                     | 4,564          | 8,694          | (4,130)         | 33,593           | 52,164           | (18,571)         |
| <b>5130 · Health Insurance Expense</b>         |                |                |                 |                  |                  |                  |
| 5131 · Premiums Expense                        | 12,392         | 16,795         | (4,403)         | 73,004           | 100,770          | (27,766)         |
| 5135 · Reimb./Co-Payments Expense              | 3,327          | 3,000          | 327             | 9,889            | 18,000           | (8,111)          |
| <b>Total 5130 · Health Insurance Expense</b>   | <b>15,719</b>  | <b>19,795</b>  | <b>(4,076)</b>  | <b>82,893</b>    | <b>118,770</b>   | <b>(35,877)</b>  |
| 5140 · Workers Comp. Expense                   | 862            | 1,193          | (331)           | 2,529            | 7,158            | (4,629)          |
| 5145 · Retirement Plan Expense                 | 6,836          | 7,848          | (1,012)         | 42,967           | 47,088           | (4,121)          |
| 5160 · Education Expense                       | (285)          | 7,250          | (7,535)         | (215)            | 43,500           | (43,715)         |
| <b>Total 5100 · Administration Expense</b>     | <b>38,625</b>  | <b>117,061</b> | <b>(78,436)</b> | <b>479,966</b>   | <b>702,366</b>   | <b>(222,400)</b> |
| <b>5200 · Board Expenses</b>                   |                |                |                 |                  |                  |                  |
| 5210 · Healthcare Benefits Expense             | (1,060)        | 5,834          | (6,894)         | 14,221           | 35,004           | (20,783)         |
| 5230 · Meeting Expense                         | 750            | 1,667          | (917)           | 1,100            | 10,002           | (8,902)          |
| 5235 · Director Stipend Expense                | 4,515          | 4,410          | 105             | 14,280           | 26,460           | (12,180)         |
| 5240 · Catering Expense                        | 600            | 708            | (108)           | 600              | 4,248            | (3,648)          |
| 5250 · Mileage Reimbursement Expense           | 0              | 208            | (208)           | 0                | 1,248            | (1,248)          |
| 5270 · Election Fees Expense                   | 10,417         | 10,417         | 0               | 62,502           | 62,502           | 0                |
| <b>Total 5200 · Board Expenses</b>             | <b>15,222</b>  | <b>23,244</b>  | <b>(8,022)</b>  | <b>92,703</b>    | <b>139,464</b>   | <b>(46,761)</b>  |
| <b>Total 5000 · Direct Expenses</b>            | <b>53,847</b>  | <b>140,305</b> | <b>(86,458)</b> | <b>572,669</b>   | <b>841,830</b>   | <b>(269,161)</b> |
| <b>6000 · General &amp; Administrative Exp</b> |                |                |                 |                  |                  |                  |
| 6110 · Payroll fees Expense                    | 174            | 208            | (34)            | 1,077            | 1,248            | (171)            |
| 6120 · Bank and Investment Fees Exp            | 9,671          | 9,833          | (162)           | 57,532           | 58,998           | (1,466)          |

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July through December 2020

|  | MONTH          |                |                  | TOTAL            |                  |                    |
|--|----------------|----------------|------------------|------------------|------------------|--------------------|
|  | Dec 20         | Budget         | \$ Over Budget   | Jul - Dec 20     | Budget           | \$ Over Budget     |
| 6125 · Depreciation Expense                          | 1,102          | 1,167          | (65)             | 6,612            | 7,002            | (390)              |
| 6126 · Depreciation-Solar Parking lot                | 15,072         | 15,072         | 0                | 90,432           | 90,432           | 0                  |
| 6130 · Dues and Membership Expense                   | 2,290          | 3,337          | (1,047)          | 27,736           | 20,022           | 7,714              |
| 6200 · Insurance Expense                             | 2,343          | 2,417          | (74)             | 14,058           | 14,502           | (444)              |
| 6300 · Minor Equipment Expense                       | 0              | 42             | (42)             | 0                | 252              | (252)              |
| 6305 · Auto Allowance & Mileage Exp                  | 462            | 600            | (138)            | 3,002            | 3,600            | (598)              |
| 6306 · Staff- Auto Mileage reimb                     | 0              | 625            | (625)            | 56               | 3,750            | (3,694)            |
| 6309 · Personnel Expense                             | 0              | 1,167          | (1,167)          | 1,800            | 7,002            | (5,202)            |
| 6310 · Miscellaneous Expense                         | 0              | 42             | (42)             | 0                | 252              | (252)              |
| 6311 · Cell Phone Expense                            | 639            | 776            | (137)            | 3,494            | 4,656            | (1,162)            |
| 6312 · Wellness Park Expenses                        | 0              | 83             | (83)             | 0                | 498              | (498)              |
| 6315 · Security Monitoring Expense                   | 0              | 42             | (42)             | 341              | 252              | 89                 |
| 6340 · Postage Expense                               | 0              | 417            | (417)            | 942              | 2,502            | (1,560)            |
| 6350 · Copier Rental/Fees Expense                    | 394            | 458            | (64)             | 1,970            | 2,748            | (778)              |
| 6351 · Travel Expense                                | 0              | 1,667          | (1,667)          | 0                | 10,002           | (10,002)           |
| 6352 · Meals & Entertainment Exp                     | 2,281          | 875            | 1,406            | 2,281            | 5,250            | (2,969)            |
| 6355 · Computer Services Expense                     | 2,209          | 3,775          | (1,566)          | 10,343           | 22,650           | (12,307)           |
| 6360 · Supplies Expense                              | 1,657          | 2,167          | (510)            | 6,419            | 13,002           | (6,583)            |
| 6380 · LAFCO Assessment Expense                      | 0              | 208            | (208)            | 1,727            | 1,248            | 479                |
| 6400 · East Valley Office                            | 2,127          | 2,517          | (390)            | 15,446           | 15,102           | 344                |
| <b>Total 6000 · General &amp; Administrative Exp</b> | <b>40,421</b>  | <b>47,495</b>  | <b>(7,074)</b>   | <b>245,268</b>   | <b>284,970</b>   | <b>(39,702)</b>    |
| 6325 · CEO Discretionary Fund                        | 9,000          | 2,083          | 6,917            | 9,000            | 12,498           | (3,498)            |
| 6445 · LPMP Expenses                                 | 89,169         | 97,955         | (8,786)          | 489,185          | 587,730          | (98,545)           |
| 6500 · Professional Fees Expense                     |                |                |                  |                  |                  |                    |
| 6516 · Professional Services Expense                 | 16,097         | 77,198         | (61,101)         | 95,174           | 463,188          | (368,014)          |
| 6520 · Annual Audit Fee Expense                      | 1,313          | 1,313          | 0                | 7,878            | 7,878            | 0                  |
| 6530 · PR/Communications/Website                     | 382            | 11,375         | (10,993)         | 19,195           | 68,250           | (49,055)           |
| 6560 · Legal Expense                                 | 114            | 15,000         | (14,886)         | 82,383           | 90,000           | (7,617)            |
| 6561 · Payroll Preparation Fees                      | 0              |                |                  | 0                |                  |                    |
| <b>Total 6500 · Professional Fees Expense</b>        | <b>17,906</b>  | <b>104,886</b> | <b>(86,980)</b>  | <b>204,630</b>   | <b>629,316</b>   | <b>(424,686)</b>   |
| 6700 · Trust Expenses                                |                |                |                  |                  |                  |                    |
| 6720 · Pension Plans Expense                         |                |                |                  |                  |                  |                    |
| 6721 · Legal Expense                                 | 0              | 167            | (167)            | 0                | 1,002            | (1,002)            |
| 6725 · RPP Pension Expense                           | 7,500          | 7,500          | 0                | 45,000           | 45,000           | 0                  |
| 6728 · Pension Audit Fee Expense                     | 458            | 1,125          | (667)            | 7,366            | 6,750            | 616                |
| <b>Total 6700 · Trust Expenses</b>                   | <b>7,958</b>   | <b>8,792</b>   | <b>(834)</b>     | <b>52,366</b>    | <b>52,752</b>    | <b>(386)</b>       |
| <b>Total Expense Before Grants</b>                   | <b>218,301</b> | <b>401,516</b> | <b>(183,215)</b> | <b>1,573,120</b> | <b>2,409,116</b> | <b>(835,996)</b>   |
| 7000 · Grants Expense                                |                |                |                  |                  |                  |                    |
| 7010 · Major Grant Awards Expense                    | 39,676         | 333,333        | (293,657)        | 590,770          | 1,999,998        | (1,409,228)        |
| 7027 · Grant Exp - NEOPB                             | 5,197          | 7,000          | (1,803)          | 21,851           | 42,000           | (20,149)           |
| <b>Total 7000 · Grants Expense</b>                   | <b>44,873</b>  | <b>340,333</b> | <b>(295,460)</b> | <b>612,621</b>   | <b>2,041,998</b> | <b>(1,429,377)</b> |
| <b>Net Income</b>                                    | <b>402,279</b> | <b>3,673</b>   | <b>398,606</b>   | <b>1,674,406</b> | <b>22,019</b>    | <b>1,652,387</b>   |

**Las Palmas Medical Plaza**  
**Profit & Loss Budget vs. Actual**  
July through December 2020

|  | MONTH          |               |                | TOTAL          |                |                 |
|--|----------------|---------------|----------------|----------------|----------------|-----------------|
|  | Dec 20         | Budget        | \$ Over Budget | Jul - Dec 20   | Budget         | \$ Over Budget  |
| <b>Income</b>                          |                |               |                |                |                |                 |
| 4500 · LPMP Income                     |                |               |                |                |                |                 |
| 4505 · Rental Income                   | 74,600         | 71,672        | 2,928          | 451,247        | 430,032        | 21,215          |
| 4510 · CAM Income                      | 28,019         | 27,372        | 647            | 169,702        | 164,232        | 5,470           |
| 4513 · Misc. Income                    | 0              | 33            | (33)           | 0              | 198            | (198)           |
| <b>Total 4500 · LPMP Income</b>        | <b>102,619</b> | <b>99,077</b> | <b>3,542</b>   | <b>620,949</b> | <b>594,462</b> | <b>26,487</b>   |
| <b>Expense</b>                         |                |               |                |                |                |                 |
| 6445 · LPMP Expenses                   |                |               |                |                |                |                 |
| 6420 · Insurance Expense               | 2,599          | 2,750         | (151)          | 15,594         | 16,500         | (906)           |
| 6425 · Building - Depreciation Expense | 21,487         | 21,879        | (392)          | 128,922        | 131,274        | (2,352)         |
| 6426 · Tenant Improvements -Dep Exp    | 15,320         | 16,833        | (1,513)        | 88,770         | 100,998        | (12,228)        |
| 6427 · HVAC Maintenance Expense        | 2,414          | 1,333         | 1,081          | 6,039          | 7,998          | (1,959)         |
| 6428 · Roof Repairs Expense            | 0              | 208           | (208)          | 0              | 1,248          | (1,248)         |
| 6431 · Building -Interior Expense      | 6,075          | 833           | 5,242          | 10,235         | 4,998          | 5,237           |
| 6432 · Plumbing -Interior Expense      | 1,355          | 333           | 1,022          | 6,228          | 1,998          | 4,230           |
| 6433 · Plumbing -Exterior Expense      | 0              | 208           | (208)          | 0              | 1,248          | (1,248)         |
| 6434 · Allocation Internal Prop. Mgmt  | 5,161          | 5,166         | (5)            | 30,966         | 30,996         | (30)            |
| 6435 · Bank Charges                    | 2,897          | 1,125         | 1,772          | 13,895         | 6,750          | 7,145           |
| 6437 · Utilities -Vacant Units Expense | 139            | 83            | 56             | 1,224          | 498            | 726             |
| 6439 · Deferred Maintenance Repairs Ex | 0              | 833           | (833)          | 0              | 4,998          | (4,998)         |
| 6440 · Professional Fees Expense       | 10,117         | 10,472        | (355)          | 60,702         | 62,832         | (2,130)         |
| 6441 · Legal Expense                   | 0              | 83            | (83)           | 0              | 498            | (498)           |
| 6455 · Bad Debt Expense                | 0              | 0             | 0              | 5,543          | 0              | 5,543           |
| 6458 · Elevators - R & M Expense       | 1,640          | 1,000         | 640            | 6,791          | 6,000          | 791             |
| 6460 · Exterminating Service Expense   | 0              | 333           | (333)          | 1,025          | 1,998          | (973)           |
| 6463 · Landscaping Expense             | 0              | 14,167        | (14,167)       | 850            | 85,002         | (84,152)        |
| 6467 · Lighting Expense                | 0              | 500           | (500)          | 0              | 3,000          | (3,000)         |
| 6468 · General Maintenance Expense     | 0              | 83            | (83)           | 0              | 498            | (498)           |
| 6471 · Marketing-Advertising           | 0              | 1,250         | (1,250)        | 2,507          | 7,500          | (4,993)         |
| 6475 · Property Taxes Expense          | 6,000          | 6,008         | (8)            | 36,000         | 36,048         | (48)            |
| 6476 · Signage Expense                 | 0              | 125           | (125)          | 0              | 750            | (750)           |
| 6480 · Rubbish Removal Medical Waste E | 1,544          | 1,583         | (39)           | 8,354          | 9,498          | (1,144)         |
| 6481 · Rubbish Removal Expense         | 2,376          | 2,250         | 126            | 13,585         | 13,500         | 85              |
| 6482 · Utilities/Electricity/Exterior  | 532            | 625           | (93)           | 2,889          | 3,750          | (861)           |
| 6484 · Utilities - Water (Exterior)    | 427            | 625           | (198)          | 3,525          | 3,750          | (225)           |
| 6485 · Security Expenses               | 9,086          | 7,167         | 1,919          | 45,241         | 43,002         | 2,239           |
| 6490 · Miscellaneous Expense           | 0              | 100           | (100)          | 300            | 600            | (300)           |
| <b>6445 · LPMP Expenses</b>            | <b>89,169</b>  | <b>97,955</b> | <b>(8,786)</b> | <b>489,185</b> | <b>587,730</b> | <b>(98,545)</b> |
| <b>Net Income</b>                      | <b>13,450</b>  | <b>1,122</b>  | <b>12,328</b>  | <b>131,764</b> | <b>6,732</b>   | <b>125,032</b>  |

**Desert Healthcare District**  
**Balance Sheet**  
As of December 31, 2020

|                                   |         |                                  | Dec 31, 20        |
|-----------------------------------|---------|----------------------------------|-------------------|
| <b>ASSETS</b>                     |         |                                  |                   |
| <b>Current Assets</b>             |         |                                  |                   |
| <b>Checking/Savings</b>           |         |                                  |                   |
|                                   | 1000    | · CHECKING CASH ACCOUNTS         | 2,571,563         |
|                                   | 1100    | · INVESTMENT ACCOUNTS            | 58,931,311        |
| <b>Total Checking/Savings</b>     |         |                                  | 61,502,874        |
| <b>Total Accounts Receivable</b>  |         |                                  | 66,241            |
| <b>Other Current Assets</b>       |         |                                  |                   |
|                                   | 1204.1  | · Rent Receivable-Deferred COVID | 186,436           |
|                                   | 1270    | · Prepaid Insurance -Ongoing     | 33,380            |
|                                   | 1279    | · Pre-Paid Fees                  | 23,913            |
|                                   | 1281    | · NEOPB Receivable               | 9,214             |
|                                   | 1295    | · Property Tax Receivable        | 1,665,423         |
| <b>Total Other Current Assets</b> |         |                                  | 1,918,366         |
| <b>Total Current Assets</b>       |         |                                  | 63,487,481        |
| <b>Fixed Assets</b>               |         |                                  |                   |
|                                   | 1300    | · FIXED ASSETS                   | 4,913,164         |
|                                   | 1335-00 | · ACC DEPR                       | (2,130,034)       |
|                                   | 1400    | · LPMP Assets                    | 6,731,029         |
| <b>Total Fixed Assets</b>         |         |                                  | 9,514,159         |
| <b>Other Assets</b>               |         |                                  |                   |
|                                   | 1700    | · OTHER ASSETS                   | 2,909,152         |
| <b>TOTAL ASSETS</b>               |         |                                  | <b>75,910,792</b> |

**Desert Healthcare District**  
**Balance Sheet**  
As of December 31, 2020

|                                       |  |  |  | Dec 31, 20        |
|---------------------------------------|--|--|--|-------------------|
| <b>LIABILITIES &amp; EQUITY</b>       |  |  |  |                   |
| <b>Liabilities</b>                    |  |  |  |                   |
| <b>Current Liabilities</b>            |  |  |  |                   |
| <b>Accounts Payable</b>               |  |  |  |                   |
|                                       |  | 2000 · Accounts Payable                |  | 17,013            |
|                                       |  | 2001 · LPMP Accounts Payable           |  | 7,683             |
|                                       |  | <b>Total Accounts Payable</b>          |  | <b>24,696</b>     |
| <b>Other Current Liabilities</b>      |  |  |  |                   |
|                                       |  | 2002 · LPMP Property Taxes             |  | 25                |
|                                       |  | 2131 · Grant Awards Payable            |  | 2,166,446         |
|                                       |  | 2133 · Accrued Accounts Payable        |  | 202,052           |
|                                       |  | 2141 · Accrued Vacation Time           |  | 69,743            |
|                                       |  | 2188 · Current Portion - LTD           |  | 7,402             |
|                                       |  | 2190 · Investment Fees Payable         |  | 24,562            |
|                                       |  | <b>Total Other Current Liabilities</b> |  | <b>2,470,230</b>  |
|                                       |  | <b>Total Current Liabilities</b>       |  | <b>2,494,926</b>  |
| <b>Long Term Liabilities</b>          |  |  |  |                   |
|                                       |  | 2170 · RPP - Pension Liability         |  | 4,649,254         |
|                                       |  | 2171 · RPP-Deferred Inflows-Resources  |  | 370,700           |
|                                       |  | 2280 · Long-Term Disability            |  | 28,809            |
|                                       |  | 2281 · Grants Payable - Long-term      |  | 6,660,000         |
|                                       |  | 2286 · Retirement BOD Medical Liabilit |  | 62,021            |
|                                       |  | 2290 · LPMP Security Deposits          |  | 57,514            |
|                                       |  | <b>Total Long Term Liabilities</b>     |  | <b>11,828,298</b> |
|                                       |  | <b>Total Liabilities</b>               |  | <b>14,323,224</b> |
| <b>Equity</b>                         |  |  |  |                   |
|                                       |  | 3900 · *Retained Earnings              |  | 59,913,158        |
|                                       |  | <b>Net Income</b>                      |  | <b>1,674,406</b>  |
|                                       |  | <b>Total Equity</b>                    |  | <b>61,587,564</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> |  |  |  | <b>75,910,792</b> |

**Desert Healthcare District**  
**Balance Sheet**  
As of December 31, 2020

|                                      |  |  | Dec 31, 20        |
|--------------------------------------|--|--|-------------------|
| <b>ASSETS</b>                        |  |  |                   |
| <b>Current Assets</b>                |  |  |                   |
| <b>Checking/Savings</b>              |  |  |                   |
| <b>1000 · CHECKING CASH ACCOUNTS</b> |  |  |                   |
|                                      |  | 1010 · Union Bank - Checking               | 2,472,292         |
|                                      |  | 1046 · Las Palmas Medical Plaza            | 98,771            |
|                                      |  | 1047 · Petty Cash                          | 500               |
|                                      |  | <b>Total 1000 · CHECKING CASH ACCOUNTS</b> | <b>2,571,563</b>  |
| <b>1100 · INVESTMENT ACCOUNTS</b>    |  |  |                   |
|                                      |  | 1130 · Facility Replacement Fund           | 57,796,552        |
|                                      |  | 1135 · Unrealized Gain(Loss) FRF           | 1,134,759         |
|                                      |  | <b>Total 1100 · INVESTMENT ACCOUNTS</b>    | <b>58,931,311</b> |
|                                      |  | <b>Total Checking/Savings</b>              | <b>61,502,874</b> |
| <b>Accounts Receivable</b>           |  |  |                   |
|                                      |  | 1201 · Accounts Receivable                 |                   |
|                                      |  | 1204 · LPMP Accounts Receivable            | (8,409)           |
|                                      |  | 1205 · Misc. Accounts Receivable           | 7,478             |
|                                      |  | 1211 · A-R Foundation - Exp Allocation     | 67,172            |
|                                      |  | <b>Total Accounts Receivable</b>           | <b>66,241</b>     |
| <b>Other Current Assets</b>          |  |  |                   |
|                                      |  | 1204.1 · Rent Receivable-Deferred COVID    | 186,436           |
|                                      |  | 1270 · Prepaid Insurance -Ongoing          | 33,380            |
|                                      |  | 1279 · Pre-Paid Fees                       | 23,913            |
|                                      |  | 1281 · NEOPB Receivable                    | 9,214             |
|                                      |  | 1295 · Property Tax Receivable             | 1,665,423         |
|                                      |  | <b>Total Other Current Assets</b>          | <b>1,918,366</b>  |
|                                      |  | <b>Total Current Assets</b>                | <b>63,487,481</b> |
| <b>Fixed Assets</b>                  |  |  |                   |
| <b>1300 · FIXED ASSETS</b>           |  |  |                   |
|                                      |  | 1310 · Computer Equipment                  | 94,034            |
|                                      |  | 1315 · Computer Software                   | 68,770            |
|                                      |  | 1320 · Furniture and Fixtures              | 33,254            |
|                                      |  | 1325 · Offsite Improvements                | 300,849           |
|                                      |  | 1331 · DRMC - Parking lot                  | 4,416,257         |
|                                      |  | <b>Total 1300 · FIXED ASSETS</b>           | <b>4,913,164</b>  |
| <b>1335-00 · ACC DEPR</b>            |  |  |                   |
|                                      |  | 1335 · Accumulated Depreciation            | (217,062)         |

**Desert Healthcare District**  
**Balance Sheet**  
As of December 31, 2020

|  |  | <b>Dec 31, 20</b>  |
|--|--|--------------------|
|  | 1336 · Acc. Software Depreciation            | (68,770)           |
|  | 1337 · Accum Deprec- Solar Parking Lot       | (1,688,235)        |
|  | 1338 · Accum Deprec - LPMP Parking Lot       | (155,967)          |
|  | <b>Total 1335-00 · ACC DEPR</b>              | <b>(2,130,034)</b> |
|  | <b>1400 · LPMP Assets</b>                    |                    |
|  | 1401 · Building                              | 8,705,680          |
|  | 1402 · Land                                  | 2,165,300          |
|  | 1403 · Tenant Improvements -New              | 2,187,796          |
|  | 1404 · Tenant Improvements - CIP             | 129,550            |
|  | <b>1406 · Building Improvements</b>          |                    |
|  | 1406.1 · LPMP-Replace Parking Lot            | 676,484            |
|  | 1406.2 · Building Improvements-CIP           | 69,704             |
|  | 1406 · Building Improvements - Other         | 1,559,534          |
|  | <b>Total 1406 · Building Improvements</b>    | <b>2,305,722</b>   |
|  | 1407 · Building Equipment Improvements       | 375,185            |
|  | <b>1409 · Accumulated Depreciation</b>       |                    |
|  | 1410 · Accum. Depreciation                   | (7,526,837)        |
|  | 1412 · T I Accumulated Dep.-New              | (1,611,367)        |
|  | <b>Total 1409 · Accumulated Depreciation</b> | <b>(9,138,204)</b> |
|  | <b>Total 1400 · LPMP Assets</b>              | <b>6,731,029</b>   |
|  | <b>Total Fixed Assets</b>                    | <b>9,514,159</b>   |
|  | <b>Other Assets</b>                          |                    |
|  | <b>1700 · OTHER ASSETS</b>                   |                    |
|  | 1731 · Wellness Park                         | 1,693,800          |
|  | 1740 · RPP-Deferred Outflows-Resources       | 1,204,238          |
|  | 1741 · OPEB-Deferrred Outflows-Resourc       | 11,114             |
|  | <b>Total Other Assets</b>                    | <b>2,909,152</b>   |
|  | <b>TOTAL ASSETS</b>                          | <b>75,910,792</b>  |

**Desert Healthcare District**  
**Balance Sheet**  
As of December 31, 2020

|  |  |  |  | Dec 31, 20        |
|--|--|--|--|-------------------|
| <b>LIABILITIES &amp; EQUITY</b>        |  |  |  |                   |
| <b>Liabilities</b>                     |  |  |  |                   |
| <b>Current Liabilities</b>             |  |  |  |                   |
| <b>Accounts Payable</b>                |  |  |  |                   |
|  |  | 2000 · Accounts Payable                |  | 17,013            |
|  |  | 2001 · LPMP Accounts Payable           |  | 7,683             |
| <b>Total Accounts Payable</b>          |  |  |  | <b>24,696</b>     |
| <b>Other Current Liabilities</b>       |  |  |  |                   |
|  |  | 2002 · LPMP Property Taxes             |  | 25                |
|  |  | 2131 · Grant Awards Payable            |  | 2,166,446         |
|  |  | 2133 · Accrued Accounts Payable        |  | 202,052           |
|  |  | 2141 · Accrued Vacation Time           |  | 69,743            |
|  |  | 2188 · Current Portion - LTD           |  | 7,402             |
|  |  | 2190 · Investment Fees Payable         |  | 24,562            |
| <b>Total Other Current Liabilities</b> |  |  |  | <b>2,470,230</b>  |
| <b>Total Current Liabilities</b>       |  |  |  | <b>2,494,926</b>  |
| <b>Long Term Liabilities</b>           |  |  |  |                   |
|  |  | 2170 · RPP - Pension Liability         |  | 4,649,254         |
|  |  | 2171 · RPP-Deferred Inflows-Resources  |  | 370,700           |
|  |  | 2280 · Long-Term Disability            |  | 28,809            |
|  |  | 2281 · Grants Payable - Long-term      |  | 6,660,000         |
|  |  | 2286 · Retirement BOD Medical Liabilit |  | 62,021            |
|  |  | 2290 · LPMP Security Deposits          |  | 57,514            |
| <b>Total Long Term Liabilities</b>     |  |  |  | <b>11,828,298</b> |
| <b>Total Liabilities</b>               |  |  |  | <b>14,323,224</b> |
| <b>Equity</b>                          |  |  |  |                   |
|  |  | 3900 · *Retained Earnings              |  | 59,913,158        |
|  |  | Net Income                             |  | 1,674,406         |
| <b>Total Equity</b>                    |  |  |  | <b>61,587,564</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  |  |  |  | <b>75,910,792</b> |

**Desert Healthcare District**  
**A/R Aging Summary**  
As of December 31, 2020

|  | <b>Current</b> | <b>1 - 30</b> | <b>31 - 60</b> | <b>61 - 90</b> | <b>&gt; 90</b> | <b>TOTAL</b>  | <b>COMMENT</b>      |
|--|----------------|---------------|----------------|----------------|----------------|---------------|---------------------|
| <b>Desert Healthcare Foundation-</b>     | 30,794         | 36,378        | 0              | 0              | 0              | 67,172        | Due from Foundation |
| <b>Hassan Bencheqroun, M.D.</b>          | 0              | 58            | 0              | 0              | 0              | 58            | Slow pay            |
| <b>Laboratory Corporation of America</b> | 0              | (4,689)       | 85             | 0              | 0              | (4,604)       | Prepaid             |
| <b>Mark Matthews</b>                     | 0              | 4,116         | 448            | 0              | 664            | 5,228         | Director Premiums   |
| <b>Quest Diagnostics Incorporated</b>    | 0              | (3,864)       | 0              | 0              | 0              | (3,864)       | Prepaid             |
| <b>Sovereign</b>                         | 750            | 0             | 750            | 750            | 0              | 2,250         | Slow pay            |
| <b>TOTAL</b>                             | <b>31,544</b>  | <b>31,999</b> | <b>1,283</b>   | <b>750</b>     | <b>664</b>     | <b>66,240</b> |                     |

**Desert Healthcare District**  
**Deposit Detail**  
December 2020

| Type           | Date              | Name  | Amount             |
|----------------|-------------------|---|--------------------|
| <b>Deposit</b> | <b>12/02/2020</b> |   | <b>1,749</b>       |
|                |                   | T-Mobile  | (1,749)            |
| <b>TOTAL</b>   |                   |   | <b>(1,749)</b>     |
| <b>Deposit</b> | <b>12/08/2020</b> |   | <b>4,593</b>       |
|                |                   | Riverside County Treasurer - CalFresh                       | (4,593)            |
| <b>TOTAL</b>   |                   |   | <b>(4,593)</b>     |
| <b>Deposit</b> | <b>12/10/2020</b> |   | <b>10,619</b>      |
|                |                   | Riverside County Treasurer - Property Tax                   | (10,619)           |
| <b>TOTAL</b>   |                   |   | <b>(10,619)</b>    |
| <b>Deposit</b> | <b>12/14/2020</b> |   | <b>739</b>         |
|                |                   | Riverside County Treasurer - Property Tax                   | (739)              |
| <b>TOTAL</b>   |                   |   | <b>(739)</b>       |
| <b>Deposit</b> | <b>12/15/2020</b> |   | <b>1,556</b>       |
|                |                   | California Business Bureau, Inc.                            | (56)               |
| Payment        | 12/15/2020        | Sovereign   | (1,500)            |
| <b>TOTAL</b>   |                   |   | <b>(1,556)</b>     |
| <b>Deposit</b> | <b>12/15/2020</b> |   | <b>1,268,071</b>   |
|                |                   | Riverside County Treasurer - Property Tax                   | (1,268,071)        |
| <b>TOTAL</b>   |                   |   | <b>(1,268,071)</b> |
| <b>Deposit</b> | <b>12/21/2020</b> |   | <b>400,000</b>     |
|                |                   | Public Health Institute Funding (Transferred to Foundation) | (400,000)          |
| <b>TOTAL</b>   |                   |   | <b>(400,000)</b>   |
|                |                   | <b>TOTAL</b>  | <b>1,687,327</b>   |

| DESERT HEALTHCARE DISTRICT                    |                               |                     |               |                     |                   |                               |                     |              |                     |                   |
|---|-------------------------------|---------------------|---------------|---------------------|-------------------|-------------------------------|---------------------|--------------|---------------------|-------------------|
| PROPERTY TAX RECEIPTS FY 2020 - 2021          |                               |                     |               |                     |                   |                               |                     |              |                     |                   |
| RECEIPTS - SIX MONTHS ENDED DECEMBER 31, 2020 |                               |                     |               |                     |                   |                               |                     |              |                     |                   |
|   | FY 2019-2020 Projected/Actual |                     |               |                     |                   | FY 2020-2021 Projected/Actual |                     |              |                     |                   |
|   | Budget %                      | Budget \$           | Act %         | Actual Receipts     | Variance          | Budget %                      | Budget \$           | Act %        | Actual Receipts     | Variance          |
| <b>July</b>                                   | 2.5%                          | \$ 168,407          | 1.3%          | \$ -                | \$ (168,407)      | 2.5%                          | \$ 154,934          | 0.0%         | \$ -                | \$ (154,934)      |
| <b>Aug</b>                                    | 1.6%                          | \$ 107,780          | 1.3%          | \$ 207,292          | \$ 99,512         | 1.6%                          | \$ 99,158           | 2.4%         | \$ 149,547          | \$ 50,390         |
| <b>Sep</b>                                    | 2.6%                          | \$ 175,143          | 2.4%          | \$ -                | \$ (175,143)      | 2.6%                          | \$ 161,131          | 0.0%         | \$ -                | \$ (161,131)      |
| <b>Oct</b>                                    | 0.0%                          | \$ -                | 0.0%          | \$ 158,895          | \$ 158,895        | 0.0%                          | \$ -                | 2.6%         | \$ 162,968          | \$ 162,968        |
| <b>Nov</b>                                    | 0.4%                          | \$ 26,945           | 0.0%          | \$ -                | \$ (26,945)       | 0.4%                          | \$ 24,789           | 0.0%         | \$ -                | \$ (24,789)       |
| <b>Dec</b>                                    | 16.9%                         | \$ 1,138,429        | 17.8%         | \$ 1,222,723        | \$ 84,294         | 16.9%                         | \$ 1,047,354        | 20.6%        | \$ 1,279,429        | \$ 232,075        |
| <b>Jan</b>                                    | 31.9%                         | \$ 2,148,868        | 19.7%         | \$ 2,228,697        | \$ 79,829         | 31.9%                         | \$ 1,976,959        | 0.0%         |                     |                   |
| <b>Feb</b>                                    | 0.0%                          | \$ -                | 13.9%         | \$ 69,468           | \$ 69,468         | 0.0%                          | \$ -                | 0.0%         |                     |                   |
| <b>Mar</b>                                    | 0.3%                          | \$ 20,209           | 0.7%          | \$ 71,486           | \$ 51,277         | 0.3%                          | \$ 18,592           | 0.0%         |                     |                   |
| <b>Apr</b>                                    | 5.5%                          | \$ 370,495          | 5.9%          | \$ 405,506          | \$ 35,012         | 5.5%                          | \$ 340,855          | 0.0%         |                     |                   |
| <b>May</b>                                    | 19.9%                         | \$ 1,340,517        | 20.3%         | \$ 1,01,619         | \$ (1,238,897)    | 19.9%                         | \$ 1,233,275        | 0.0%         |                     |                   |
| <b>June</b>                                   | 18.4%                         | \$ 1,239,473        | 22.3%         | \$ 2,695,867        | \$ 1,456,394      | 18.4%                         | \$ 1,140,315        | 0.0%         |                     |                   |
| <b>Total</b>                                  | <b>100%</b>                   | <b>\$ 6,736,264</b> | <b>105.6%</b> | <b>\$ 7,161,553</b> | <b>\$ 425,289</b> | <b>100.00%</b>                | <b>\$ 6,197,363</b> | <b>25.7%</b> | <b>\$ 1,591,944</b> | <b>\$ 104,577</b> |

**Las Palmas Medical Plaza**  
**Deposit Detail**  
December 2020

| Type           | Date              | Name                                     | Amount        |
|----------------|-------------------|--|---------------|
| <b>Deposit</b> | <b>12/07/2020</b> |  | <b>31,772</b> |
| Payment        | 12/03/2020        | Pathway Pharmaceuticals, Inc.            | (2,296)       |
| Payment        | 12/03/2020        | Aijaz Hashmi, M.D., Inc.                 | (2,803)       |
| Payment        | 12/03/2020        | Brad A. Wolfson, M.D.                    | (3,430)       |
| Payment        | 12/03/2020        | Cohen Musch Thomas Medical Group         | (4,349)       |
| Payment        | 12/03/2020        | Cure Cardiovascular Consultants          | (2,962)       |
| Payment        | 12/03/2020        | Derakhsh Fozouni, M.D.                   | (5,969)       |
| Payment        | 12/03/2020        | Palmtree Clinical Research               | (6,717)       |
| Payment        | 12/03/2020        | Ramy Awad, M.D.                          | (3,246)       |
| TOTAL          |                   |  | (31,772)      |
| <b>Deposit</b> | <b>12/08/2020</b> |  | <b>17,911</b> |
| Payment        | 12/08/2020        | Peter Jamieson, M.D.                     | (3,184)       |
| Payment        | 12/08/2020        | EyeCare Services Partners Management LLC | (7,079)       |
| Payment        | 12/08/2020        | Steven Gundry, M.D.                      | (5,471)       |
| Payment        | 12/08/2020        | Desert Oasis Healthcare Medical Group    | (2,177)       |
| TOTAL          |                   |  | (17,911)      |
| <b>Deposit</b> | <b>12/09/2020</b> |  | <b>5,416</b>  |
| Payment        | 12/08/2020        | Desert Regional Medical Center           | (5,416)       |
| TOTAL          |                   |  | (5,416)       |
| <b>Deposit</b> | <b>12/10/2020</b> |  | <b>3,570</b>  |
| Payment        | 12/10/2020        | Desert Family Medical Center             | (3,570)       |
| TOTAL          |                   |  | (3,570)       |
| <b>Deposit</b> | <b>12/16/2020</b> |  | <b>37,581</b> |
| Payment        | 12/15/2020        | Tenet HealthSystem Desert, Inc           | (6,066)       |
| Payment        | 12/15/2020        | Tenet HealthSystem Desert, Inc.          | (31,515)      |
| TOTAL          |                   |  | (37,581)      |

**Las Palmas Medical Plaza**  
**Deposit Detail**  
December 2020

| Type           | Date              | Name                              | Amount         |
|----------------|-------------------|-----------------------------------|----------------|
| <b>Deposit</b> | <b>12/22/2020</b> |                                   | <b>4,774</b>   |
| Payment        | 12/21/2020        | Laboratory Corporation of America | (4,774)        |
| TOTAL          |                   |                                   | (4,774)        |
| <b>Deposit</b> | <b>12/24/2020</b> |                                   | <b>3,864</b>   |
| Payment        | 12/24/2020        | Quest Diagnostics Incorporated    | (3,864)        |
| TOTAL          |                   |                                   | (3,864)        |
|                |                   | <b>TOTAL</b>                      | <b>104,888</b> |

**Desert Healthcare District**  
**Check Register**  
As of December 31, 2020

| Type                                 | Date       | Num          | Name                                      | Amount   |
|--------------------------------------|------------|--------------|---|----------|
| <b>1000 - CHECKING CASH ACCOUNTS</b> |            |              |   |          |
| <b>1010 - Union Bank - Checking</b>  |            |              |   |          |
| Check                                | 12/07/2020 | Auto Pay     | Calif. Public Employees'Retirement System | (12,733) |
| Bill Pmt -Check                      | 12/08/2020 | 16226        | Coachella Valley Rescue Mission           | (16,296) |
| Bill Pmt -Check                      | 12/08/2020 | 16227        | Desert Cancer Foundation                  | (67,500) |
| Bill Pmt -Check                      | 12/08/2020 | 16228        | Greater Coachella Valley Chamber of Com   | (310)    |
| Bill Pmt -Check                      | 12/08/2020 | 16229        | HARC, INC.                                | (12,656) |
| Bill Pmt -Check                      | 12/08/2020 | 16230        | Mangus Accountancy Group, A.P.C.          | (500)    |
| Bill Pmt -Check                      | 12/08/2020 | 16231        | Olive Crest Treatment Center, Inc.        | (22,500) |
| Bill Pmt -Check                      | 12/08/2020 | 16232        | Rauch Communication Consultants           | (3,981)  |
| Bill Pmt -Check                      | 12/08/2020 | 16233        | Rogers, Carole - Stipend                  | (630)    |
| Bill Pmt -Check                      | 12/08/2020 | 16234        | So.Cal Computer Shop                      | (810)    |
| Bill Pmt -Check                      | 12/08/2020 | 16235        | Staples Credit Plan                       | (727)    |
| Bill Pmt -Check                      | 12/08/2020 | 16236        | State Compensation Insurance Fund         | (862)    |
| Bill Pmt -Check                      | 12/08/2020 | 16237        | Top Shop                                  | (282)    |
| Bill Pmt -Check                      | 12/08/2020 | 16238        | Total Compensation Systems, Inc.          | (608)    |
| Bill Pmt -Check                      | 12/08/2020 | 16239        | Underground Service Alert of Southern Cal | (2)      |
| Bill Pmt -Check                      | 12/08/2020 | 16240        | Verizon Wireless                          | (769)    |
| Bill Pmt -Check                      | 12/08/2020 | 16241        | First Bankcard (Union Bank)               | (235)    |
| Bill Pmt -Check                      | 12/08/2020 | 16242        | First Bankcard (Union Bank)               | (1,364)  |
| Bill Pmt -Check                      | 12/10/2020 | ACH12102020  | First Bankcard (Union Bank)               | (8,823)  |
| Liability Check                      | 12/11/2020 |              | QuickBooks Payroll Service                | (40,760) |
| Bill Pmt -Check                      | 12/15/2020 | 16243        | Evelt PerezGil - Stipend                  | (945)    |
| Bill Pmt -Check                      | 12/15/2020 | 16244        | CoPower Employers' Benefits Alliance      | (1,860)  |
| Bill Pmt -Check                      | 12/15/2020 | 16245        | Time Warner Cable                         | (250)    |
| Bill Pmt -Check                      | 12/16/2020 | 16246        | Hope Through Housing Foundation           | (9,000)  |
| Bill Pmt -Check                      | 12/16/2020 | 16247        | Evelt PerezGil - Stipend                  | (420)    |
| Bill Pmt -Check                      | 12/16/2020 | 16248        | Karen Borja - Stipend                     | (1,680)  |
| Bill Pmt -Check                      | 12/21/2020 | 16249        | Lund & Guttry LLP                         | (500)    |
| Bill Pmt -Check                      | 12/21/2020 | 16250 - VOID | OneFuture Coachella Valley                | 0        |
| Bill Pmt -Check                      | 12/21/2020 | 16251        | Principal Life Insurance Co.              | (1,685)  |
| Bill Pmt -Check                      | 12/21/2020 | 16252        | Xerox Financial Services                  | (394)    |
| Bill Pmt -Check                      | 12/21/2020 | 16253        | OneFuture Coachella Valley                | (78,750) |
| Bill Pmt -Check                      | 12/21/2020 | 16254        | Zendle, Les - Stipend                     | (315)    |
| Bill Pmt -Check                      | 12/21/2020 | 16255        | Regional Access Project Foundation        | (2,127)  |
| Bill Pmt -Check                      | 12/21/2020 | 16256        | Alejandro Espinoza-                       | (129)    |
| Bill Pmt -Check                      | 12/21/2020 | 16257        | Conchita Pozar                            | (100)    |
| Bill Pmt -Check                      | 12/21/2020 | 16258        | Well in the Desert                        | (5,000)  |
| Bill Pmt -Check                      | 12/22/2020 | 16259        | Liebert Cassidy Whitmore                  | (114)    |

**Desert Healthcare District**  
**Check Register**  
As of December 31, 2020

| Type            | Date       | Num         | Name   | Amount           |
|-----------------|------------|-------------|--|------------------|
| Bill Pmt -Check | 12/23/2020 | IC 12232020 | Public Health Institute Funding (Transfer to Foundation) | (400,000)        |
| Liability Check | 12/24/2020 |             | QuickBooks Payroll Service                               | (40,546)         |
| Check           | 12/28/2020 |             | Bank Service Charge                                      | (636)            |
| <b>TOTAL</b>    |            |             |  | <b>(736,799)</b> |

| Desert Healthcare District  |          |               |              |            |   |             |              |  |
|---|----------|---------------|--------------|------------|---|-------------|--------------|--|
| Details for credit card Expenditures  |          |               |              |            |   |             |              |  |
| Credit card purchases - November 2020 - Paid December 2020  |          |               |              |            |   |             |              |  |
| Number of credit cards held by District personnel -2  |          |               |              |            |   |             |              |  |
| Credit Card Limit - \$10,000  |          |               |              |            |   |             |              |  |
| Credit Card Holders:  |          |               |              |            |   |             |              |  |
| Conrado Bárzaga - Chief Executive Officer   |          |               |              |            |   |             |              |  |
| Chris Christensen - Chief Administration Officer  |          |               |              |            |   |             |              |  |
| Routine types of charges:   |          |               |              |            |   |             |              |  |
| Office Supplies, Dues for membership, Computer Supplies, Meals, Travel including airlines and Hotels, Catering, Supplies for BOD meetings, CEO Discretionary for small grant & gift items |          |               |              |            |   |             |              |  |
| Statement   |          |               |              |            |   |             |              |  |
| Year  | Month    | Total Charged | Expense Type | Amount     | Purpose   | Description | Participants |  |
|   |          | \$ 10,421.52  |              |            |   |             |              |  |
| Chris' Statement:   |          |               |              |            |   |             |              |  |
| 2020  | November | \$ 235.11     | District     |            |   |             |              |  |
|   |          |               | GL           | Dollar     | Descr   |             |              |  |
|   |          |               | 6360         | \$ 114.93  | Zoom Videoconference/Webinar Expense  |             |              |  |
|   |          |               | 6355         | \$ 26.62   | Premiere Global Services  |             |              |  |
|   |          |               | 6355         | \$ 79.99   | CalChamber 2020 Employee Handbook Creator   |             |              |  |
|   |          |               | 6360         | \$ 13.57   | Zoom Videoconference/Webinar Expense  |             |              |  |
|   |          |               |              | \$ 235.11  |   |             |              |  |
| Conrado's Statement:  |          |               |              |            |   |             |              |  |
| 2020  | November | \$ 1,363.82   | District     |            |   |             |              |  |
|   |          |               | GL           | Dollar     | Descr   |             |              |  |
|   |          |               | 6355         | \$9.95     | Chegg Citation Machine Monthly Subscription   |             |              |  |
|   |          |               | 6352         | \$101.79   | LuLu California Bistro - Lunch Meeting - Conrado, Alejandro & IEHP Staff                        |             |              |  |
|   |          |               | 6352         | \$6.58     | Tower Market - RUHS Public Health Visit   |             |              |  |
|   |          |               | 6130         | \$99.00    | Desert Sun - Annual Subscription  |             |              |  |
|   |          |               | 5230         | \$375.00   | California Hospital Association Virtual Behavior Health Care Symposium - Carole                 |             |              |  |
|   |          |               | 5230         | \$375.00   | California Hospital Association Virtual Behavior Health Care Symposium - Evett                  |             |              |  |
|   |          |               | 5240         | \$150.00   | Grubhub - 11/24/20 Board Meeting Food   |             |              |  |
|   |          |               | 5240         | \$25.00    | Grubhub - 11/24/20 Board Meeting Food   |             |              |  |
|   |          |               | 5240         | \$25.00    | Uber Eats - 11/24/20 Board Meeting Food   |             |              |  |
|   |          |               | 5160         | \$ 110.00  | CSDA Guide to Creating New Board Member Orientation webinar - Chris & Andrea                    |             |              |  |
|   |          |               | 6360         | \$ 86.50   | Director Matthews 23-year Tenure Award  |             |              |  |
|   |          |               |              | \$1,363.82 |   |             |              |  |
| 2020  | December | \$ 8,822.59   | District     |            |   |             |              |  |
|   |          |               | GL           | Dollar     | Descr   |             |              |  |
|   |          |               | 6325         | \$2,500.00 | Planned Parenthood Donation   |             |              |  |
|   |          |               | 5160         | (\$395.00) | Reversal of National Conference for Health Disparities Fee for Cancelled Event                  |             |              |  |
|   |          |               | 6325         | \$1,500.00 | Coachella Valley Rescue Mission Donation  |             |              |  |
|   |          |               | 6355         | \$9.95     | Chegg Citation Machine Monthly Subscription   |             |              |  |
|   |          |               | 6325         | \$5,000.00 | ACT for Multiple Sclerosis Donation for Amy Zende   |             |              |  |
|   |          |               | 6352         | \$172.64   | Tack Room - Lunch after COVID-19 Test Event - Conrado, Alejandro, Will, DPH, Vision Y Comromiso |             |              |  |
|   |          |               | 6120         | \$35.00    | Overlimit Fee   |             |              |  |
|   |          |               |              | \$8,822.59 | * Payment made in December  |             |              |  |

**Las Palmas Medical Plaza  
Check Register  
As of December 31, 2020**

| Type                                   | Date       | Num   | Name                               | Amount          |
|--|------------|-------|------------------------------------|-----------------|
| <b>1000 - CHECKING CASH ACCOUNTS</b>   |            |       |                                    |                 |
| <b>1046 - Las Palmas Medical Plaza</b> |            |       |                                    |                 |
| Bill Pmt -Check                        | 12/08/2020 | 10277 | Imperial Security                  | (1,946)         |
| Bill Pmt -Check                        | 12/08/2020 | 10278 | Palm Springs Disposal Services Inc | (2,301)         |
| Bill Pmt -Check                        | 12/08/2020 | 10279 | Stericycle, Inc.                   | (1,544)         |
| Bill Pmt -Check                        | 12/08/2020 | 10280 | Desert Water Agency                | (159)           |
| Bill Pmt -Check                        | 12/10/2020 | 10281 | INPRO-EMS Construction             | (8,930)         |
| Bill Pmt -Check                        | 12/10/2020 | 10282 | INPRO-EMS Construction             | (10,117)        |
| Bill Pmt -Check                        | 12/15/2020 | 10283 | Brad Wolfson MD                    | (9,575)         |
| Bill Pmt -Check                        | 12/15/2020 | 10284 | Imperial Security                  | (1,785)         |
| Bill Pmt -Check                        | 12/15/2020 | 10285 | Frontier Communications            | (230)           |
| Bill Pmt -Check                        | 12/15/2020 | 10286 | Southern California Edison         | (671)           |
| Bill Pmt -Check                        | 12/21/2020 | 10287 | Imperial Security                  | (1,785)         |
| Bill Pmt -Check                        | 12/21/2020 | 10288 | Amtech Elevator Services           | (1,410)         |
| Bill Pmt -Check                        | 12/22/2020 | 10289 | Desert Air Conditioning Inc.       | (2,414)         |
| Check                                  | 12/22/2020 |       | Bank Service Charge                | (2,897)         |
| <b>TOTAL</b>                           |            |       |                                    | <b>(45,764)</b> |



**MEMORANDUM**

DATE: January 12, 2021

TO: F&A Committee

RE: Retirement Protection Plan (RPP)

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Current number of participants in Plan:

|   | <u>Nov</u> | <u>Dec</u> |
|---|------------|------------|
| Active – still employed by hospital     | 96         | 96         |
| Vested – no longer employed by hospital | 60         | 60         |
| Former employees receiving annuity      | <u>7</u>   | <u>7</u>   |
| Total                                   | <u>163</u> | <u>163</u> |

The outstanding liability for the RPP is approximately **\$4.0M** (Actives - \$2.6M and Vested - \$1.4M). US Bank investment account balance \$4.8M. Per the June 30, 2020 Actuarial Valuation, the RPP has an Unfunded Pension Liability of approximately **\$4.6M**. A monthly accrual of \$7.5K is being recorded each month as an estimate for FY2021.

The payouts, excluding monthly annuity payments, made from the Plan for the Six (6) months ended December 31, 2020 totaled **\$231K**. Monthly annuity payments (7 participants) total **\$1.0K** per month.

| DESERT HEALTHCARE DISTRICT                                       |   |                                |                         |                          |                         |                     |                  |
|--|---|--------------------------------|-------------------------|--------------------------|-------------------------|---------------------|------------------|
| OUTSTANDING GRANTS AND GRANT PAYMENT SCHEDULE                    |   |                                |                         |                          |                         |                     |                  |
| As of 12/31/20   |   |                                |                         |                          |                         |                     |                  |
| TWELVE MONTHS ENDED JUNE 30, 2021                                |   |                                |                         |                          |                         |                     |                  |
| Grant ID Nos.  | Name  | Approved<br>Grants - Prior Yrs | Current Yr<br>2020-2021 | 6/30/2020<br>Bal Fwd/New | Total Paid<br>July-June | Open<br>BALANCE     |                  |
| 2014-MOU-BOD-11/21/13  | Memo of Understanding CVAG CV Link Support  | \$ 10,000,000                  |                         | \$ 8,330,000             | \$ -                    | \$ 8,330,000        |                  |
| 2018-974-BOD-09-25-18  | HARC - 2019 Coachella Valley Community Health Survey - 2 Yr                             | \$ 399,979                     |                         | \$ 39,999                | \$ -                    | \$ 39,999           |                  |
| 2019-985-BOD-03-26-19  | Coachella Valley Volunteers in Medicine - Primary Healthcare & Support Services - 1 Yr  | \$ 121,500                     |                         | \$ 12,150                | \$ 12,150               | \$ -                |                  |
| 2019-986-BOD-05-28-19  | Ronald McDonald House Charities - Temporary Housing & Family Support Services - 1 Yr    | \$ 200,000                     |                         | \$ 20,000                | \$ 20,000               | \$ -                |                  |
| 2019-997-BOD-05-28-19  | Martha's Village & Kitchen - Homeless Housing With Wrap Around Services - 1 Yr          | \$ 200,896                     |                         | \$ 20,090                | \$ 20,090               | \$ -                |                  |
| 2019-989-BOD-05-28-19  | Pegasus Riding Academy - Cover the Hard Costs of Pegasus Clients - 1 Yr                 | \$ 109,534                     |                         | \$ 10,954                | \$ 10,954               | \$ -                |                  |
| 2019-994-BOD-05-28-19  | One Future Coachella Valley - Mental Health College & Career Pathway Development - 2 Yr | \$ 700,000                     |                         | \$ 385,000               | \$ 157,500              | \$ 227,500          |                  |
| 2019-1000-BOD-05-28-19   | Voices for Children - Court Appointed Special Advocate Program - 1 Yr                   | \$ 24,000                      |                         | \$ 2,400                 | \$ 2,400                | \$ -                |                  |
| 2019-1017-BOD-09-24-19   | Jewish Family Services - Case Management Services for Homeless Prevention - 1 Yr        | \$ 90,000                      |                         | \$ 9,000                 | \$ 8,855                | \$ 145              |                  |
|  | 3 Unexpended funds Grant #1017  |                                |                         |                          |                         | \$ (145)            |                  |
| 2019-1023-BOD-10-22-19   | CVRM - Transportation for Seniors & Homeless Hospital Discharge Referrals - 1 Yr        | \$ 216,200                     |                         | \$ 118,910               | \$ 113,586              | \$ 5,324            |                  |
|  | 3 Unexpended funds Grant #1023  |                                |                         |                          |                         | \$ (5,324)          |                  |
| 2019-1021-BOD-11-26-19   | Neuro Vitality Center - Community Based Adult Services Program - 6 Months               | \$ 143,787                     |                         | \$ 79,083                | \$ 50,323               | \$ 28,760           |                  |
|  | 1 Unexpended funds Grant #1021  |                                |                         |                          |                         | \$ (28,760)         |                  |
| 2020-1045-BOD-03-24-20   | FIND Food Bank - Ending Hunger Today, Tomorrow, and for a Lifetime - 1 Yr               | \$ 401,380                     |                         | \$ 311,069               | \$ 180,622              | \$ 130,447          |                  |
| 2020-1129-BOD-05-26-20   | Coachella Valley Volunteers In Medicine - Response to COVID-19                          | \$ 149,727                     |                         | \$ 149,727               | \$ 149,727              | \$ -                |                  |
| 2020-1085-BOD-05-26-20   | Olive Crest Treatment Center - General Support for Mental Health Services               | \$ 50,000                      |                         | \$ 27,500                | \$ 22,500               | \$ 5,000            |                  |
| 2020-1057-BOD-05-26-20   | Desert Cancer Foundation - Patient Assistance Program                                   | \$ 150,000                     |                         | \$ 82,500                | \$ 67,500               | \$ 15,000           |                  |
| 2020-1124-BOD-06-23-20   | Regents of UCR - COVID-19 Testing & Health Education for Eastern Valley - 5 Months      | \$ 149,976                     |                         | \$ 149,976               | \$ 149,976              | \$ -                |                  |
| 2020-1134-BOD-07-28-20   | 1 Desert Healthcare Foundation - Addressing Healthcare Needs of Black Communities       |                                | \$ 500,000              | \$ 500,000               | \$ 500,000              | \$ -                |                  |
| 2020-1139-BOD-09-22-20   | 1 CSU San Bernardino Palm Desert Campus Street Medicine Program - 1 Yr                  |                                | \$ 50,000               | \$ 50,000                | \$ 22,500               | \$ 27,500           |                  |
| 2020-1135-BOD-11-24-20   | 5 Hope Through Housing Foundation - Family Resilience - 1 Yr                            |                                | \$ 20,000               | \$ 20,000                | \$ 9,000                | \$ 11,000           |                  |
| 2020-1149-BOD-12-15-20   | 1 Voices for Children - Court Appointed Special Advocate Program - 1 Yr                 |                                | \$ 40,000               | \$ 40,000                | \$ -                    | \$ 40,000           |                  |
| <b>TOTAL GRANTS</b>  |   | <b>\$ 13,106,979</b>           | <b>\$ 610,000</b>       | <b>\$ 10,358,358</b>     | <b>\$ 1,497,683</b>     | <b>\$ 8,826,445</b> |                  |
| <b>Amts available/remaining for Grant/Programs - FY 2020-21:</b> |   |                                |                         |                          |                         |                     |                  |
| <b>Amount budgeted 2020-2021</b>                                 |   |                                | \$ 4,000,000            |                          |                         |                     |                  |
| <b>Amount granted through December 31, 2020:</b>                 |   |                                | \$ (610,000)            |                          | G/L Balance:            |                     | 12/31/2020       |
| Mini Grants:   | 1132, 1163  |                                | \$ (10,000)             |                          | 2131                    | \$                  | 2,166,446        |
| Financial Audits of Non-Profits                                  | 8/15/20   |                                | \$ (5,000)              |                          | 2281                    | \$                  | 6,660,000        |
| Net adj - Grants not used:                                       | 1017, 1021, 1023  |                                | \$ 34,229               |                          |                         |                     |                  |
| Matching external grant contributions                            |   |                                | \$ -                    |                          | <b>Total</b>            | <b>\$</b>           | <b>8,826,446</b> |
| <b>Balance available for Grants/Programs</b>                     |   |                                | <b>\$ 3,409,229</b>     |                          |                         | <b>\$</b>           | <b>(0)</b>       |
| <b>Strategic Focus Areas FY20-21:</b>                            |   |                                | <b>Grant Budget</b>     | <b>Granted YTD</b>       | <b>Available</b>        |                     |                  |
| 1  | Healthcare Infrastructure and Services  | \$ 1,500,000                   | \$ (561,240)            | \$ 938,760               |                         |                     |                  |
| 2  | Behavioral Health/Mental Health   | \$ 500,000                     |                         | \$ 500,000               |                         |                     |                  |
| 3  | Homelessness  | \$ 500,000                     | \$ 469                  | \$ 500,469               |                         |                     |                  |
| 4  | Vital Human Services to People with Chronic Conditions                                  | \$ 1,000,000                   |                         | \$ 1,000,000             |                         |                     |                  |
| 5  | Economic Protection, Recovery and Food Security   | \$ 500,000                     | \$ (30,000)             | \$ 470,000               |                         |                     |                  |
|  | <b>Balance available for Grants/Programs</b>  | <b>\$ 4,000,000</b>            | <b>\$ (590,771)</b>     | <b>\$ 3,409,229</b>      |                         |                     |                  |



**DESERT HEALTHCARE**  
**DISTRICT & FOUNDATION**

Date: January 12, 2021  
To: Finance and Administration Committee  
Subject: T-Mobile 3<sup>rd</sup> Amendment to the Communications Site Sublease Agreement

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**Recommendation:**

Consideration to approve the 3<sup>rd</sup> Amendment to the T-Mobile Communications Site Sublease Agreement.

**Background:**

- In 1996, T-Mobile, formerly Pacific Bell, installed a cellular communications tower at the hospital (DRMC).
- The original terms of the Sublease
  - *Five (5) year lease with four (4) additional renewal terms*
  - *\$1,000 per month with 15% annual increases*
  - *The current rent is \$1749.01 per month.*
- The original Sublease expires 8/14/2021.
- **At the November 12, 2019 F&A Committee meeting, staff presented the following proposed terms.**
- T-Mobile desires to extend the Sublease for five (5) additional and successive five (5) year terms.
- The beginning monthly rate *of \$1,650.*
- All other terms remain unchanged.
- **The Committee recommended speaking with an individual experienced with Cell Site leases to determine if these are the best terms.**

**January 14, 2020 F&A Committee Meeting:**

- Staff received the following guidance from Al Martini, an individual familiar with cellular leases, to propose to T-Mobile:
  - a monthly rate between \$2,000-\$2,500
  - a \$25,000 signing bonus (\$1,000 per year for the life of the lease, including extensions)
- The T-Mobile representative responded with the following:
  - *\$1,749.01 per month rent*
  - *15% escalator per five-year term*
  - *Five (5), 5-year terms for a total of 25 additional years.*
  - *T-Mobile will reject the proposed \$25,000 signing bonus.*
- The Committee recommended researching and soliciting proposals with other cellular providers

**Current Update January 12, 2021:**

- Staff again communicated with Al Martini and also solicited other cellular providers (AT&T, Verizon and Sprint), but received no response of interest.
  - It is possible that with taller buildings, like the Rowan Hotel, downtown, these facilities may be of more interest to the providers for the new 5G technology.

- The T-Mobile representative indicated the following terms should be acceptable to T-mobile:
  - *\$2,000.00 per month rent*
  - *15% escalator per five-year term*
  - *Five (5), 5-year terms for a total of 25 additional years.*
- Staff recommends approval of the T-Mobile 3<sup>rd</sup> Amendment for the Communications Site Sublease Agreement as presented.

**Fiscal Impact:**

\$809,086 Revenue over the 25 year life of the lease

## Third Amendment To The Communications Site Sublease Agreement

This Third Amendment to The Communications Site Sublease Agreement (the "**Amendment**") is effective as of the date of execution by the last party to sign (the "**Effective Date**") by and between Desert Hospital District, a political subdivision of the State of California, also known as Desert Healthcare District, ("Sublessor") and T-Mobile West, LLC, a Delaware limited liability corporation ("**Sublessee**") (each a "**Party**", or collectively, the "**Parties**").

Landlord and Sublessee (or their predecessors-in-interest) entered into that certain The Communications Site Sublease Agreement dated April 19, 1996, including that certain First Amendment dated February 5, 1998, and also including that certain Second Amendment dated April 29, 1998 (including all amendments, collectively, the "**Lease**") regarding the leased premises ("**Premises**") located at 1150 N. Indian Canyon Dr., Palm Springs, CA 92262 (the "**Property**").

For good and valuable consideration, Landlord and Sublessee agree as follows:

1. The Lease is in full force and effect and neither Landlord nor Sublessee is in breach under the terms of the Lease.
2. Commencing on August 15, 2021, the Term of the Lease will automatically be extended for five (5) additional and successive five (5) year terms (each a "**Renewal Term**"), provided, that Sublessee may elect not to renew by providing Landlord sixty (60) days' notice prior to the expiration of the then current Renewal Term.
3. At the commencement of the first Renewal Term provided for in this Amendment, Sublessee shall pay Landlord Two Thousand Dollars and 00/00 (\$2,000.00) per month ("**Rent**") in advance, by the fifth (5<sup>th</sup>) day of each month. Any Rent previously paid from and after the commencement of the first Renewal Term provided for in this Amendment shall be offset against the new Rent. Rent shall be adjusted, effective on the first day of the second Renewal Term and each subsequent Renewal Term, by an amount equal to fifteen percent (15 %) over the Rent for the immediately preceding Renewal Term.
4. Sublessee may transmit and receive on any frequencies permitted by law.
5. Sublessee shall have the right to enlarge the Premises, to the extent practicable, so that Sublessee may implement any necessary upgrades and additions ("**Additional Premises**"), for a mutually agreed upon increase in monthly rent. Addition of coaxial cables, raceways, conduits and other ancillary equipment shall not require increased Rent. Any enlargement of the Premises shall require the written approval of Sublessor, which shall not be unreasonably withheld.

6. Sublessee may terminate the Lease by providing Landlord at least six (6) months' advance written notice of termination due to technological, regulatory, or economic reasons.
7. Sublessee shall have the right to connect to and otherwise utilize any and all pre-existing utility related equipment or alternatively, install new utility related equipment (collectively, the "**Utility Facilities**") located on or serving the Property which are either owned by or available to Landlord and to construct, install, operate, maintain, repair, add, upgrade, remove or replace Utility Facilities on the Property.
8. Should Landlord receive a bona fide offer from a third party that would result in an assignment of some or all of the Rent ("**Rental Stream Offer**"), Landlord shall immediately notify Sublessee, and Sublessee shall have the right to match the terms of the Rental Stream Offer within forty-five (45) days. No Rental Stream Offer may be entered into by Landlord without the prior written consent of Sublessee.
9. Any charges payable under the Lease other than Rent shall be billed by Landlord to Sublessee within twelve (12) months from the date in which the charges were incurred or due; otherwise the same shall be deemed time-barred and be forever waived and released by Landlord.
10. All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. Landlord or Sublessee may from time to time designate any other address for this purpose by providing written notice to the other Party.

If to Sublessee:

T-Mobile USA, Inc.  
 12920 SE 38th Street  
 Bellevue, WA 98006  
 Attn: Lease Compliance/ IE04463A

If to Landlord:

Desert Healthcare District  
 1140 North Indian Canyon Drive  
 Attn: Chief Executive Officer  
 Palm Springs, CA 92263

11. Sublessee reserves the right to update the description of the Premises to reflect any modifications or changes, from time to time during the Term of the Lease.
12. Sublessee and Landlord will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property.

13. Landlord will execute a Memorandum of Lease at Sublessee 's request. If the Property is encumbered by a deed, mortgage or other security interest, Landlord will also execute a subordination, non-disturbance and attornment agreement.
14. Except as expressly set forth in this Amendment, the Lease otherwise is unmodified. To the extent any provision contained in this Amendment conflicts with the terms of the Lease, the terms and provisions of this Amendment shall control. Each reference in the Lease to itself shall be deemed also to refer to this Amendment.
15. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic copies of this Amendment will legally bind the Parties to the same extent as originals.
16. Each of the Parties represents and warrants that it has the right, power, legal capacity and authority to enter into and perform its respective obligations under this Amendment. Landlord represents and warrants to Sublessee that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this Amendment.
17. This Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this Amendment as of the Effective Date.

**LANDLORD:**

**Desert Healthcare District, a political subdivision of the State of California**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBLESSEE:**

**T-Mobile West, LLC, a Delaware limited liability corporation**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
T-Mobile Contract Attorney  
as to form



**DESERT HEALTHCARE**  
DISTRICT & FOUNDATION

Date: January 12, 2021  
To: Finance & Administration Committee  
Subject: Park Imperial Ground Sublease

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**Staff Recommendation:** Information

**Background:**

- In 1995, Desert Hospital (Healthcare) District received the Master Ground Lease of the Park Imperial Condominiums in the distribution of assets from the Jack Meiselman trust.
- The lease is a 98-year lease beginning in 1959 and expires in 2057
- A sublease was created with the developer and later sold to a group of investors.
- In 2002, the sublease was purchased by Brad Yochum for \$40,000.
- Terms of the Sublease –
  - The Sub-lessee (Mr. Yochum) receives \$300 per year each of the 51 condominium units (\$15,300 annually).
  - Sub-lessee pays the District \$750 per month (\$9,000 annually).
- In October 2008, Mr. Yochum presented a proposal to the District's F&A Committee to sell the sublease to the District for \$100,000.
- In March 2018, Mr. Yochum presented another proposal to sell the sublease to the District for \$125,000.
- Both offers were rejected by the District.
- 36 years remain on the ground lease

**Update:**

- The District has been approached by the homeowner's association of the community requesting the opportunity to purchase the land from the District.
- With 36 years remaining on the lease, condo owners and the HOA are becoming concerned about the limitations the lease may impose on mortgages, since most lenders will not lend on properties with land leases under 30-35 years.
- Staff would like to explore the option to sell the land and bring back to the Committee at a later date for consideration.

**Fiscal Impact:**

Presently, none