



**DESERT HEALTHCARE DISTRICT**  
**Finance, Legal, Administration, & Real Estate Committee**  
**February 14, 2024**

The Finance, Legal, Administration, & Real Estate Committee of the Desert Healthcare District will be held at 5:00 PM, Wednesday, February 14, 2024, via Zoom using the following link:  
<https://us02web.zoom.us/j/83743788340?pwd=VXljcEdUMWtLa3NvdHd3SGRXa0Mzdz09>  
**Password: 108761**

Members of the public can also participate by telephone, using the following dial in information:  
Dial in #: **(669) 900-6833 or (888) 788-0099**  
**Webinar ID: 837 4378 8340**  
**Password: 108761**

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**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 Meeting Minutes – January 10, 2024 – Pg. 3-5 **ACTION**

**V. INTERIM CEO REPORT**

- 1. None presently

**VI. CHIEF ADMINISTRATION OFFICER’S REPORT – Pg. 6** Information

- 1. LPMP Leasing Update – Pg. 7

**VII. FINANCIAL REPORTS**

- 1. District and LPMP Financial Statements – Pg. 8-19 **ACTION**
- 2. Accounts Receivable Aging Summary – Pg. 20
- 3. District - Deposits – Pg. 21-22
- 4. District - Property tax receipts – Pg. 23
- 5. LPMP – Deposits – Pg. 24-25
- 6. District – Check Register – Pg. 26-27
- 7. Credit Card – Detail of Expenditures – Pg. 28
- 8. LPMP – Check Register – Pg. 29
- 9. CEO Discretionary Fund – Pg. 30
- 10. Retirement Protection Plan Update – Pg. 31
- 11. Grant Payment Schedule – Pg. 32

**VIII. OTHER MATTERS**

- 1. Coachella Valley Economic Partnership (CVEP) / Desert Healthcare District Study **ACTION**  
Consulting Services Agreement – Pg. 33-38
  - a. The Regional Economic Impacts of DHCD’s Community and Clinical Social Needs Goals and Implementation for Recommendations – NTE \$80,000 – Pg. 39-42



**DESERT HEALTHCARE DISTRICT**  
**Finance, Legal, Administration, & Real Estate Committee**  
**February 14, 2024**

2. Desert Regional Medical Center – Capital Request – Elevator Modernization Initiative Authorization – Pg. 43-44

**ACTION**

**IX. ADJOURNMENT**

The undersigned certifies that a copy of this agenda was posted in the front entrance to the Desert Healthcare District offices located at 1140 North Indian Canyon Drive, Palm Springs, California, and the front entrance of the Desert Healthcare District office located at the Regional Access Project Foundation, 41550 Eclectic Street, Suite G 100, Palm Desert, California at least 72 hours prior to the meeting.

If you have any disability which would require accommodation to enable you to participate in this meeting or translation services, 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) 567-0298 at least 24 hours prior to the meeting.

*Andrea S. Hayles*

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Andrea S. Hayles, Board Relations Officer



**DESERT HEALTHCARE DISTRICT**  
**FINANCE, ADMINISTRATION, REAL ESTATE, AND LEGAL COMMITTEE**  
**MEETING MINUTES**  
**January 10, 2024**

**Directors Present via Video Conferencing**

**District Staff Present via Video Conferencing**

**Absent**

Vice-President Carmina Zavala, PsyD Director Leticia De Lara, MPA	Chris Christensen, Interim CEO Donna Craig, Chief Program Officer Alejandro Espinoza, Chief of Community Engagement Eric Taylor, Accounting Manager Andrea S. Hayles, Board Relations Officer	Chair/Treasurer Arthur Shorr
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AGENDA ITEMS	DISCUSSION	ACTION
<b>I. Call to Order</b>	Vice-President Zavala chaired the meeting in Director Shorr’s absence and called the meeting to order at 5:03 p.m.	
<b>II. Approval of Agenda</b>	Vice-President Zavala asked for a motion to approve the agenda.	<b>Moved and seconded by Director De Lara and Vice-President Zavala to approve the agenda. Motion passed unanimously.</b>
<b>III. Public Comment</b>	There was no public comment.	
<b>IV. Approval of Minutes</b> <b>1. F&amp;A Minutes – Meeting November 15, 2023</b>	Vice-President Zavala motioned to approve the November 15, 2023.	<b>Moved and seconded by Director De Lara and Vice-President Zavala to approve the November 15, 2023, meeting minutes. Motion passed unanimously.</b>
<b>V. Interim CEO Report</b> <b>1. 2024 Environmental Health Summit – Update</b>	Chris Christensen, Interim CEO, described moving the health summit to early Fall in September and presenting a budget for approval at a future Board meeting, further detailing the recent media awareness.	
<b>VI. Chief Administration Officer Report</b> <b>1. Las Palmas Medical Plaza Leasing Update</b>	Chris Christensen, Interim CEO, described the two vacant suites for lease with the	

**DESERT HEALTHCARE DISTRICT  
FINANCE, ADMINISTRATION, REAL ESTATE, AND LEGAL COMMITTEE  
MEETING MINUTES  
January 10, 2024**

<p><b>2. Las Palmas Medical Plaza Exterior Doors</b></p>	<p>possibility of more interest in rentals at the beginning of the year as the broker continues marketing the units.</p> <p>Chris Christensen, Interim CEO, described the maintenance on the specialized exterior doors requiring replacement and a vendor for refining the doors to the same preservation costing \$12k per door, with six requiring immediate consideration, which are within the budget limitations.</p> <p>The committee requested a designation in next year’s budget for replacing the doors and rolling over the funds, if necessary, to the following year.</p>	
<p><b>VII. Financial Reports</b></p> <ol style="list-style-type: none"> <li><b>1. District and LPMP Financial Statements</b></li> <li><b>2. Accounts Receivable Aging Summary</b></li> <li><b>3. District – Deposits</b></li> <li><b>4. District – Property Tax Receipts</b></li> <li><b>5. LPMP Deposits</b></li> <li><b>6. District – Check Register</b></li> <li><b>7. Credit Card – Detail of Expenditures</b></li> <li><b>8. LPMP – Check Register</b></li> <li><b>9. Retirement Protection Plan Update</b></li> <li><b>10. Grant Payment Schedule</b></li> </ol>	<p>Chris Christensen, Interim CEO, reviewed the December financial statements with the committee highlighting the year-to-date variance analysis with \$2.2M over budget in income, the profit &amp; loss budget net income loss income, answering questions related to the check register and other financials, also describing exploring other consulting firms for grant funding beyond California Consulting and permitting the new CEO to seek other alternatives and agencies.</p>	<p><b>Moved and seconded by Director De Lara and Vice-President Zavala to approve the December 2023 financials – items 1-10 and forward to the Board for approval. Motion passed unanimously.</b></p>



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<p><b>VIII. Other Matters</b></p> <p><b>1. Inland Empire Health Plan (IEHP) Connect IE Project Services – Professional Services Agreement</b></p> <p><b>2. Amendment #2 – Property Management/Maintenance Agreement with INPRO Construction, Inc. – Name Change Only</b></p>	<p>Vice-President Zavala recused herself from the discussion as a provider for IEHP patients to avoid any conflict of interest.</p> <p>Chris Christensen, Interim CEO, recommended forwarding the matter to the Board for approval due to the lack of a quorum.</p> <p>Alejandro Espinoza, Chief of Community Engagement, described the partnership to continue the development of enhanced features and a discussion with IEHP to address any overlaps of services.</p> <p>Chris Christensen, Interim CEO, described the amendment to the maintenance agreement, modifying the legal company structure and organizational name.</p>	
<p><b>IX. Adjournment</b></p>	<p>Vice-President Zavala adjourned the meeting at 5:49 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>

ATTEST: \_\_\_\_\_  
 Carmina Zavala, PsyD, Vice-President, Board of Directors  
 Finance & Administration Committee Chair  
 Desert Healthcare District Board of Directors

*Minutes respectfully submitted by Andrea S. Hayles, Board Relations Officer*



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

**February 14, 2024**

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

#### **Occupancy:**

See attached unit rental status report.

**94.1%** currently occupied –

Total annual rent including CAM fees is **\$1,444,254**.

#### **Leasing Activity:**

2 suites (1W-104, & 2W-103/104) are now vacant and available for lease. Rob Wenthold, our broker, will be showing the suites to prospective tenants.

**Las Palmas Medical Plaza**

**Unit Rental Status**

**As of January 1, 2024**

Unit	Tenant Name	Deposit	Lease Dates		Term	Unit Sq Feet	Percent of Total	Monthly Rent	Annual Rent	Rent Per Sq Foot	Monthly	Total Monthly Rent Inclg CAM	Total Annual Rent Inclg CAM
			From	To							CAM		
											\$ 0.80		
1W, 104	Vacant					1,024	2.07%						
2W, 103-104	Vacant					1,878	3.81%						
<b>Total - Vacancies</b>						<b>2,902</b>	<b>5.88%</b>						
<b>Total Suites - 32 - 30 Suites Occupied</b>		\$57,492.84				49,356	94.1%	\$ 83,194.46	\$ 998,333.52	\$ 1.79	\$ 37,160.00	\$ 120,354.46	\$ 1,444,253.52
<b>Summary - All Units</b>													
			<b>Occupied</b>	46,454	94.1%								
			<b>Vacant</b>	2,902	5.9%								
			<b>Pending</b>	0	0.0%								
			<b>Total</b>	49,356	100%								

<b>DESERT HEALTHCARE DISTRICT</b>
<b>JANUARY 2024 FINANCIAL STATEMENTS</b>
<b>INDEX</b>
Year to Date Variance Analysis
Cumulative Profit & Loss Budget vs Actual - Summary
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
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Credit Card Expenditures
Check Register - LPMP
CEO Discretionary Fund
Retirement Protection Plan Update
Grants Schedule



**DESERT HEALTHCARE DISTRICT**  
**YEAR TO DATE VARIANCE ANALYSIS**  
**ACTUAL VS BUDGET**  
**SEVEN MONTHS ENDED JANUARY 31, 2024**

<b>Scope: \$25,000 Variance per Statement of Operations Summary</b>				
	YTD		Over(Under)	
Account	Actual	Budget	Budget	Explanation
4000 - Income	\$ 7,981,395	\$ 4,604,789	\$ 3,376,606	Higher interest income and market fluctuations (net) from FRF investments \$2,180k; higher property tax revenues \$1,197k
4501 - Misc Income	\$ 144,500	\$ 5,250	\$ 139,250	Higher misc income \$140k from Coachella Valley Resource Conservation District for 2nd Mobile Medical Unit
5000 - Direct Expenses	\$ 1,041,860	\$ 1,094,506	\$ (52,646)	Lower education expense \$41k; lower health insurance expense \$24k; higher wage related expenses \$14k; lower retirement expenses \$5k; higher board expenses \$2k; higher misc \$1k
6500 - Professional Fees Expense	\$ 478,620	\$ 966,266	\$ (487,646)	Lower Professional Services expense \$415k; lower PR/Communications expense \$78k; higher payroll preparation fees \$3k; higher legal expense \$2k
7000 - Grants Expense	\$ 2,918,367	\$ 2,333,331	\$ 585,036	Budget of \$4 Million for fiscal year is amortized straight-line over 12-month fiscal year. As of January 31, 2024, there is \$1,081,633 remaining in the fiscal year grant budget, with a total of \$338,600 in unexpended grant funds.

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July 2023 through January 2024

	MONTH			TOTAL		
	Jan 24	Budget	\$ Over Budget	Jul '23 - Jan 24	Budget	\$ Over Budget
<b>Income</b>						
4000 · Income	3,999,651	2,823,627	1,176,024	7,981,395	4,604,789	3,376,606
4500 · LPMP Income	120,142	116,723	3,419	826,529	817,061	9,468
4501 · Miscellaneous Income	0	750	(750)	144,500	5,250	139,250
<b>Total Income</b>	<b>4,119,793</b>	<b>2,941,100</b>	<b>1,178,693</b>	<b>8,952,424</b>	<b>5,427,100</b>	<b>3,525,324</b>
<b>Expense</b>						
5000 · Direct Expenses	151,818	156,358	(4,540)	1,041,860	1,094,506	(52,646)
6000 · General & Administrative Exp	60,038	52,110	7,928	371,801	364,770	7,031
6325 · CEO Discretionary Fund	4,179	4,167	12	46,377	29,169	17,208
6445 · LPMP Expenses	104,610	104,163	447	706,735	729,141	(22,406)
6500 · Professional Fees Expense	50,718	138,038	(87,320)	478,620	966,266	(487,646)
6600 · Mobile Medical Unit	0	0	0	2,073	0	2,073
6700 · Trust Expenses	5,458	6,542	(1,084)	50,006	45,794	4,212
<b>Total Expense Before Grants</b>	<b>376,821</b>	<b>461,378</b>	<b>(84,557)</b>	<b>2,697,464</b>	<b>3,229,658</b>	<b>(532,194)</b>
9000 · Other Income <expenses>	(1,878)	0	(1,878)	(2,843)	0	(2,843)
7000 · Grants Expense	2,000	333,333	(331,333)	2,918,367	2,333,331	585,036
<b>Net Income</b>	<b>3,739,094</b>	<b>2,146,389</b>	<b>1,592,705</b>	<b>3,333,750</b>	<b>(135,889)</b>	<b>3,469,639</b>

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July 2023 through January 2024

	MONTH			TOTAL		
	Jan 24	Budget	\$ Over Budget	Jul '23 - Jan 24	Budget	\$ Over Budget
<b>Income</b>						
<b>4000 · Income</b>						
4010 · Property Tax Revenues	3,720,800	2,819,960	900,840	5,776,037	4,579,120	1,196,917
<b>4200 · Interest Income</b>						
4220 · Interest Income (FRF)	148,569	85,000	63,569	717,466	595,000	122,466
9999-1 · Unrealized gain(loss) on invest	128,282	(83,333)	211,615	1,473,892	(583,331)	2,057,223
<b>Total 4200 · Interest Income</b>	<b>276,851</b>	<b>1,667</b>	<b>275,184</b>	<b>2,191,358</b>	<b>11,669</b>	<b>2,179,689</b>
4300 · DHC Recoveries	2,000	2,000	0	14,000	14,000	0
<b>Total 4000 · Income</b>	<b>3,999,651</b>	<b>2,823,627</b>	<b>1,176,024</b>	<b>7,981,395</b>	<b>4,604,789</b>	<b>3,376,606</b>
<b>4500 · LPMP Income</b>						
4501 · Miscellaneous Income	0	750	(750)	144,500	5,250	139,250
<b>Total Income</b>	<b>4,119,793</b>	<b>2,941,100</b>	<b>1,178,693</b>	<b>8,952,424</b>	<b>5,427,100</b>	<b>3,525,324</b>
<b>Expense</b>						
<b>5000 · Direct Expenses</b>						
<b>5100 · Administration Expense</b>						
5110 · Wages Expense	88,338	131,159	(42,821)	914,116	918,113	(3,997)
5111 · Allocation to LPMP - Payroll	(6,539)	(6,539)	0	(45,773)	(45,773)	0
5112 · Vacation/Sick/Holiday Expense	24,172	15,000	9,172	125,476	105,000	20,476
5114 · Allocation to Foundation	(33,148)	(33,148)	0	(232,036)	(232,036)	0
5119 · Allocation-FED FUNDS/CVHIP-DHCF	(3,110)	(17,071)	13,961	(112,612)	(119,497)	6,885
5120 · Payroll Tax Expense	10,687	10,578	109	64,506	74,046	(9,540)
<b>5130 · Health Insurance Expense</b>						
5131 · Premiums Expense	19,843	22,456	(2,613)	142,917	157,192	(14,275)
5135 · Reimb./Co-Payments Expense	1,320	1,950	(630)	4,157	13,650	(9,493)
<b>Total 5130 · Health Insurance Expense</b>	<b>21,163</b>	<b>24,406</b>	<b>(3,243)</b>	<b>147,074</b>	<b>170,842</b>	<b>(23,768)</b>
5140 · Workers Comp. Expense	438	585	(147)	4,328	4,095	233
5145 · Retirement Plan Expense	10,104	10,486	(382)	68,602	73,402	(4,800)
5160 · Education Expense	0	8,333	(8,333)	17,719	58,331	(40,612)
<b>Total 5100 · Administration Expense</b>	<b>112,105</b>	<b>143,789</b>	<b>(31,684)</b>	<b>951,400</b>	<b>1,006,523</b>	<b>(55,123)</b>
<b>5200 · Board Expenses</b>						
5210 · Healthcare Benefits Expense	31,813	4,188	27,625	43,998	29,316	14,682
5230 · Meeting Expense	0	3,708	(3,708)	18,970	25,956	(6,986)
5235 · Director Stipend Expense	6,560	3,465	3,095	23,429	24,255	(826)
5240 · Catering Expense	1,340	1,000	340	3,083	7,000	(3,917)
5250 · Mileage Reimbursement Expense	0	208	(208)	980	1,456	(476)
<b>Total 5200 · Board Expenses</b>	<b>39,713</b>	<b>12,569</b>	<b>27,144</b>	<b>90,460</b>	<b>87,983</b>	<b>2,477</b>
<b>Total 5000 · Direct Expenses</b>	<b>151,818</b>	<b>156,358</b>	<b>(4,540)</b>	<b>1,041,860</b>	<b>1,094,506</b>	<b>(52,646)</b>

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July 2023 through January 2024

	MONTH			TOTAL		
	Jan 24	Budget	\$ Over Budget	Jul '23 - Jan 24	Budget	\$ Over Budget
<b>6000 · General &amp; Administrative Exp</b>						
6110 · Payroll fees Expense	222	208	14	1,510	1,456	54
6120 · Bank and Investment Fees Exp	5,664	5,200	464	39,343	36,400	2,943
6125 · Depreciation Expense	2,039	2,000	39	13,737	14,000	(263)
6126 · Depreciation-Solar Parking lot	15,072	15,072	0	105,504	105,504	0
6127 · Depreciation - Autos	6,409	3,287	3,122	28,527	23,009	5,518
6130 · Dues and Membership Expense	6,221	5,385	836	19,701	37,695	(17,994)
6200 · Insurance Expense	4,183	4,950	(767)	29,505	34,650	(5,145)
6300 · Minor Equipment Expense	0	42	(42)	0	294	(294)
6305 · Auto Allowance & Mileage Exp	0	500	(500)	2,001	3,500	(1,499)
6306 · Staff- Auto Mileage reimb	244	625	(381)	3,494	4,375	(881)
6309 · Personnel Expense	0	375	(375)	0	2,625	(2,625)
6310 · Miscellaneous Expense	0	42	(42)	4,460	294	4,166
6311 · Cell Phone Expense	1,392	900	492	4,992	6,300	(1,308)
6312 · Wellness Park Expenses	0	83	(83)	689	581	108
6315 · Security Monitoring Expense	108	50	58	503	350	153
6340 · Postage Expense	228	333	(105)	1,456	2,331	(875)
6350 · Copier Rental/Fees Expense	377	500	(123)	2,754	3,500	(746)
6351 · Travel Expense	3,459	2,500	959	34,326	17,500	16,826
6352 · Meals & Entertainment Exp	4,295	2,417	1,878	10,510	16,919	(6,409)
6355 · Computer Services Expense	3,066	3,083	(17)	39,227	21,581	17,646
6360 · Supplies Expense	4,222	1,833	2,389	10,246	12,831	(2,585)
6380 · LAFCO Assessment Expense	180	208	(28)	1,260	1,456	(196)
6400 · East Valley Office	2,657	2,517	140	18,056	17,619	437
<b>Total 6000 · General &amp; Administrative Exp</b>	<b>60,038</b>	<b>52,110</b>	<b>7,928</b>	<b>371,801</b>	<b>364,770</b>	<b>7,031</b>
6325 · CEO Discretionary Fund	4,179	4,167	12	46,377	29,169	17,208
6445 · LPMP Expenses	104,610	104,163	447	706,735	729,141	(22,406)
<b>6500 · Professional Fees Expense</b>						
6516 · Professional Services Expense	36,888	103,038	(66,150)	306,744	721,266	(414,522)
6520 · Annual Audit Fee Expense	1,441	1,458	(17)	10,087	10,206	(119)
6530 · PR/Communications/Website	8,551	20,542	(11,991)	65,566	143,794	(78,228)
6560 · Legal Expense	3,838	13,000	(9,162)	92,996	91,000	1,996
6561 · Payroll Preparation Fees	0	0	0	3,227	0	3,227
<b>Total 6500 · Professional Fees Expense</b>	<b>50,718</b>	<b>138,038</b>	<b>(87,320)</b>	<b>478,620</b>	<b>966,266</b>	<b>(487,646)</b>

**Desert Healthcare District**  
**Profit & Loss Budget vs. Actual**  
July 2023 through January 2024

	MONTH			TOTAL		
	Jan 24	Budget	\$ Over Budget	Jul '23 - Jan 24	Budget	\$ Over Budget
<b>6600 · Mobile Medical Unit</b>						
<b>6605 · Mobile Medical Unit Expense</b>	0	0	0	2,073	0	2,073
<b>6700 · Trust Expenses</b>						
<b>6720 · Pension Plans Expense</b>						
<b>6721 · Legal Expense</b>	0	167	(167)	0	1,169	(1,169)
<b>6725 · RPP Pension Expense</b>	5,000	5,000	0	35,000	35,000	0
<b>6728 · Pension Audit Fee Expense</b>	458	1,375	(917)	15,006	9,625	5,381
<b>Total 6700 · Trust Expenses</b>	5,458	6,542	(1,084)	50,006	45,794	4,212
<b>Total Expense Before Grants</b>	376,821	461,378	(84,557)	2,697,464	3,229,658	(532,194)
<b>9000 · Other Income &lt;expenses&gt;</b>	(1,878)	0	(1,878)	(2,843)	0	(2,843)
<b>7000 · Grants Expense</b>						
<b>7010 · Major Grant Awards Expense</b>	2,000	333,333	(331,333)	2,918,367	2,333,331	585,036
<b>Net Income</b>	<b>3,739,094</b>	<b>2,146,389</b>	<b>1,592,705</b>	<b>3,333,750</b>	<b>(135,889)</b>	<b>3,469,639</b>

**Las Palmas Medical Plaza**  
**Profit & Loss Budget vs. Actual**  
July 2023 through January 2024

	MONTH			TOTAL		
	Jan 24	Budget	\$ Over Budget	Jul '23 - Jan 24	Budget	\$ Over Budget
<b>Income</b>						
4500 · LPMP Income						
4505 · Rental Income	82,982	93,600	(10,618)	569,430	655,200	(85,770)
4510 · CAM Income	37,160	23,040	14,120	257,099	161,280	95,819
4513 · Misc. Income	0	83	(83)	0	581	(581)
<b>Total 4500 · LPMP Income</b>	<b>120,142</b>	<b>116,723</b>	<b>3,419</b>	<b>826,529</b>	<b>817,061</b>	<b>9,468</b>
<b>Expense</b>						
6445 · LPMP Expenses						
6420 · Insurance Expense	5,568	4,050	1,518	38,976	28,350	10,626
6425 · Building - Depreciation Expense	28,271	27,441	830	185,964	192,087	(6,123)
6426 · Tenant Improvements -Dep Exp	19,540	17,917	1,623	84,314	125,419	(41,105)
6427 · HVAC Maintenance Expense	724	1,333	(609)	8,898	9,331	(433)
6428 · Roof Repairs Expense	0	208	(208)	0	1,456	(1,456)
6431 · Building -Interior Expense	3,200	625	2,575	34,500	4,375	30,125
6432 · Plumbing -Interior Expense	2,200	833	1,367	9,925	5,831	4,094
6433 · Plumbing -Exterior Expense	0	208	(208)	435	1,456	(1,021)
6434 · Allocation Internal Prop. Mgmt	6,539	6,539	0	45,773	45,773	0
6435 · Bank Charges	25	42	(17)	164	294	(130)
6437 · Utilities -Vacant Units Expense	80	183	(103)	158	1,281	(1,123)
6439 · Deferred Maintenance Repairs Ex	0	1,833	(1,833)	16,820	12,831	3,989
6440 · Professional Fees Expense	11,485	11,485	0	80,395	80,395	0
6441 · Legal Expense	0	83	(83)	0	581	(581)
6458 · Elevators - R & M Expense	2,292	1,083	1,209	9,134	7,581	1,553
6460 · Exterminating Service Expense	275	1,000	(725)	1,925	7,000	(5,075)
6463 · Landscaping Expense	0	917	(917)	9,833	6,419	3,414
6467 · Lighting Expense	0	417	(417)	0	2,919	(2,919)
6468 · General Maintenance Expense	0	83	(83)	0	581	(581)
6471 · Marketing-Advertising	0	1,250	(1,250)	842	8,750	(7,908)
6475 · Property Taxes Expense	6,167	6,650	(483)	45,161	46,550	(1,389)
6476 · Signage Expense	401	625	(224)	401	4,375	(3,974)
6480 · Rubbish Removal Medical Waste E	1,142	1,500	(358)	8,718	10,500	(1,782)
6481 · Rubbish Removal Expense	2,695	2,900	(205)	20,415	20,300	115
6482 · Utilities/Electricity/Exterior	1,064	625	439	6,151	4,375	1,776
6484 · Utilities - Water (Exterior)	537	833	(296)	4,545	5,831	(1,286)
6485 · Security Expenses	12,405	13,333	(928)	85,035	93,331	(8,296)
6490 · Miscellaneous Expense	0	167	(167)	8,253	1,169	7,084
<b>Total 6445 · LPMP Expenses</b>	<b>104,610</b>	<b>104,163</b>	<b>447</b>	<b>706,735</b>	<b>729,141</b>	<b>(22,406)</b>
<b>Net Income</b>	<b>15,532</b>	<b>12,560</b>	<b>2,972</b>	<b>119,794</b>	<b>87,920</b>	<b>31,874</b>

**Desert Healthcare District**  
**Balance Sheet Previous Year Comparison**  
As of January 31, 2024

			Jan 31, 24	Jan 31, 23
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
	1000	CHECKING CASH ACCOUNTS	4,900,751	5,285,201
	1100	INVESTMENT ACCOUNTS	65,723,468	61,147,662
<b>Total Checking/Savings</b>			70,624,219	66,432,863
<b>Total Accounts Receivable</b>			198,293	48,876
<b>Other Current Assets</b>				
	1204.1	Rent Receivable-Deferred COVID	16,097	61,620
	1270	Prepaid Insurance -Ongoing	48,505	44,968
	1279	Pre-Paid Fees	36,997	25,804
<b>Total Other Current Assets</b>			101,599	132,392
<b>Total Current Assets</b>			70,924,111	66,614,131
<b>Fixed Assets</b>				
	1300	FIXED ASSETS	5,292,597	5,094,488
	1335-00	ACC DEPR	(2,770,168)	(2,501,954)
	1400	LPMP Assets	6,702,095	6,942,028
<b>Total Fixed Assets</b>			9,224,524	9,534,562
<b>Other Assets</b>				
	1600	RIGHT TO USE ASSETS	216,235	0
	1611	RTU Accumulated Amortization	(22,178)	0
	1700	OTHER ASSETS	3,703,380	3,504,745
	1800	OTHER RECEIVABLES	3,048,911	0
<b>Total Other Assets</b>			6,946,348	3,504,745
<b>TOTAL ASSETS</b>			<b>87,094,983</b>	<b>79,653,438</b>

**Desert Healthcare District**  
**Balance Sheet Previous Year Comparison**  
As of January 31, 2024

				Jan 31, 24	Jan 31, 23
<b>LIABILITIES &amp; EQUITY</b>					
<b>Liabilities</b>					
<b>Current Liabilities</b>					
<b>Accounts Payable</b>					
			2000 · Accounts Payable	28,712	40,168
			2001 · LPMP Accounts Payable	26,536	3,964
			<b>Total Accounts Payable</b>	<b>55,248</b>	<b>44,132</b>
<b>Other Current Liabilities</b>					
			2002 · LPMP Property Taxes	8,432	5,720
			2003 · Prepaid Rents	21,113	0
			2101 · *Payroll Liabilities	3,227	0
			2131 · Grant Awards Payable	6,032,638	4,498,210
			2133 · Accrued Accounts Payable	249,550	189,550
			2141 · Accrued Vacation Time	92,345	101,726
			2188 · Current Portion - LTD	0	6,168
			2190 · Investment Fees Payable	1,595	4,386
			<b>Total Other Current Liabilities</b>	<b>6,408,900</b>	<b>4,805,760</b>
			<b>Total Current Liabilities</b>	<b>6,464,148</b>	<b>4,849,892</b>
<b>Long Term Liabilities</b>					
			2171 · RPP-Deferred Inflows-Resources	564,584	492,802
			2172 · Lease - Deferred Inflows	2,982,703	0
			2280 · Long-Term Disability	0	2,981
			2281 · Grants Payable - Long-term	2,475,000	3,520,000
			2285 · Lease Payable	196,798	0
			2290 · LPMP Security Deposits	57,493	64,960
			<b>Total Long Term Liabilities</b>	<b>6,276,578</b>	<b>4,080,743</b>
			<b>Total Liabilities</b>	<b>12,740,726</b>	<b>8,930,635</b>
<b>Equity</b>					
			3900 · *Retained Earnings	71,020,500	67,758,461
			Net Income	3,333,750	2,964,344
			<b>Total Equity</b>	<b>74,354,250</b>	<b>70,722,805</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>				<b>87,094,983</b>	<b>79,653,438</b>



**Desert Healthcare District**  
**Balance Sheet Previous Year Comparison**  
As of January 31, 2024

			Jan 31, 24	Jan 31, 23
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
<b>1000 · CHECKING CASH ACCOUNTS</b>				
		1012 · Union Bank Operating - 9356	0	5,015,081
		1016 · US Bank Operating - 5018	4,573,897	0
		1044 · Las Palmas Medical Plaza - 1241	326,354	0
		1046 · Las Palmas Medical Plaza	0	269,620
		1047 · Petty Cash	500	500
		<b>Total 1000 · CHECKING CASH ACCOUNTS</b>	<b>4,900,751</b>	<b>5,285,201</b>
<b>1100 · INVESTMENT ACCOUNTS</b>				
		1130 · Facility Replacement Fund	66,574,015	63,422,674
		1135 · Unrealized Gain(Loss) FRF	(850,547)	(2,275,012)
		<b>Total 1100 · INVESTMENT ACCOUNTS</b>	<b>65,723,468</b>	<b>61,147,662</b>
		<b>Total Checking/Savings</b>	<b>70,624,219</b>	<b>66,432,863</b>
		<b>Total Accounts Receivable</b>	<b>198,293</b>	<b>48,876</b>
<b>Other Current Assets</b>				
		1204.1 · Rent Receivable-Deferred COVID	16,097	61,620
		1270 · Prepaid Insurance -Ongoing	48,505	44,968
		1279 · Pre-Paid Fees	36,997	25,804
		<b>Total Other Current Assets</b>	<b>101,599</b>	<b>132,392</b>
		<b>Total Current Assets</b>	<b>70,924,111</b>	<b>66,614,131</b>
<b>Fixed Assets</b>				
<b>1300 · FIXED ASSETS</b>				
		1310 · Computer Equipment	105,830	96,528
		1320 · Furniture and Fixtures	55,099	50,846
		1321 · Mobile Medical Unit	381,768	197,214
		1322 · Tenant Improvement - RAP #G100	32,794	32,794
		1325 · Offsite Improvements	300,849	300,849
		1331 · DRMC - Parking lot	4,416,257	4,416,257
		<b>Total 1300 · FIXED ASSETS</b>	<b>5,292,597</b>	<b>5,094,488</b>
<b>1335-00 · ACC DEPR</b>				
		1335 · Accumulated Depreciation	(247,239)	(227,400)
		1337 · Accum Deprec- Solar Parking Lot	(2,245,900)	(2,065,035)
		1338 · Accum Deprec - LPMP Parking Lot	(225,494)	(202,945)
		1339 · Accum Deprec - Autos	(51,535)	(6,574)
		<b>Total 1335-00 · ACC DEPR</b>	<b>(2,770,168)</b>	<b>(2,501,954)</b>

**Desert Healthcare District**  
**Balance Sheet Previous Year Comparison**  
As of January 31, 2024

		Jan 31, 24	Jan 31, 23
	<b>1400 · LPMP Assets</b>		
	1401 · Building	8,705,680	8,705,680
	1402 · Land	2,165,300	2,165,300
	1403 · Tenant Improvements -New	2,309,146	2,271,406
	1404 · Tenant Improvements - CIP	129,550	129,550
	1406 · Building Improvements		
	1406.1 · LPMP-Replace Parking Lot	676,484	676,484
	1406.2 · Building Improvements-CIP	20,528	459,999
	1406 · Building Improvements - Other	2,769,182	2,153,527
	<b>Total 1406 · Building Improvements</b>	<b>3,466,194</b>	<b>3,290,010</b>
	1407 · Building Equipment Improvements	445,553	444,268
	1409 · Accumulated Depreciation		
	1410 · Accum. Depreciation	(8,318,126)	(8,032,439)
	1412 · T I Accumulated Dep.-New	(2,201,202)	(2,031,747)
	<b>Total 1409 · Accumulated Depreciation</b>	<b>(10,519,328)</b>	<b>(10,064,186)</b>
	<b>Total 1400 · LPMP Assets</b>	<b>6,702,095</b>	<b>6,942,028</b>
	<b>Total Fixed Assets</b>	<b>9,224,524</b>	<b>9,534,562</b>
	<b>Other Assets</b>		
	<b>1600 · RIGHT TO USE ASSETS</b>		
	1610 · Right to Use Asset	216,235	0
	1611 · RTU Accumulated Amortization	(22,178)	0
	<b>1700 · OTHER ASSETS</b>		
	1731 · Wellness Park	1,693,800	1,693,800
	1740 · RPP-Deferred Outflows-Resources	587,440	836,699
	1742 · RPP - Net Pension Asset	1,422,140	974,246
	<b>Total 1700 · OTHER ASSETS</b>	<b>3,703,380</b>	<b>3,504,745</b>
	<b>1800 · OTHER RECEIVABLES</b>		
	1810 · Lease Receivable	3,048,911	0
	<b>Total Other Assets</b>	<b>6,946,348</b>	<b>3,504,745</b>
	<b>TOTAL ASSETS</b>	<b>87,094,983</b>	<b>79,653,438</b>

**Desert Healthcare District**  
**Balance Sheet Previous Year Comparison**  
As of January 31, 2024

			Jan 31, 24	Jan 31, 23
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
<b>Accounts Payable</b>				
		2000 · Accounts Payable	28,712	40,168
		2001 · LPMP Accounts Payable	26,536	3,964
		<b>Total Accounts Payable</b>	<b>55,248</b>	<b>44,132</b>
<b>Other Current Liabilities</b>				
		2002 · LPMP Property Taxes	8,432	5,720
		2003 · Prepaid Rents	21,113	0
		2101 · *Payroll Liabilities	3,227	0
		2131 · Grant Awards Payable	6,032,638	4,498,210
		2133 · Accrued Accounts Payable	249,550	189,550
		2141 · Accrued Vacation Time	92,345	101,726
		2188 · Current Portion - LTD	0	6,168
		2190 · Investment Fees Payable	1,595	4,386
		<b>Total Other Current Liabilities</b>	<b>6,408,900</b>	<b>4,805,760</b>
		<b>Total Current Liabilities</b>	<b>6,464,148</b>	<b>4,849,892</b>
<b>Long Term Liabilities</b>				
		2171 · RPP-Deferred Inflows-Resources	564,584	492,802
		2172 · Lease - Deferred Inflows	2,982,703	0
		2280 · Long-Term Disability	0	2,981
		2281 · Grants Payable - Long-term	2,475,000	3,520,000
		2285 · Lease Payable	196,798	0
		2290 · LPMP Security Deposits	57,493	64,960
		<b>Total Long Term Liabilities</b>	<b>6,276,578</b>	<b>4,080,743</b>
		<b>Total Liabilities</b>	<b>12,740,726</b>	<b>8,930,635</b>
<b>Equity</b>				
		3900 · *Retained Earnings	71,020,500	67,758,461
		Net Income	3,333,750	2,964,344
		<b>Total Equity</b>	<b>74,354,250</b>	<b>70,722,805</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>87,094,983</b>	<b>79,653,438</b>

**Desert Healthcare District**  
**A/R Aging Summary**  
As of January 31, 2024

	<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>	36,258	(505)	51,175	51,483	48,959	187,369	Due from Foundation
<b>Desert Oasis Healthcare</b>	-	81	-	-	-	81	Slow Pay
<b>Desert Regional Medical Center</b>	-	6,177	-	-	-	6,177	Slow Pay
<b>Global Premier Fertility</b>	-	4,589	-	-	-	4,589	Slow Pay
<b>Pathway Pharmaceuticals, Inc.</b>	-	77	-	-	-	77	Slow Pay
<b>TOTAL</b>	<b>36,258</b>	<b>10,419</b>	<b>51,175</b>	<b>51,483</b>	<b>48,959</b>	<b>198,293</b>	

**Desert Healthcare District**  
**Deposit Detail**  
January 2024

Type	Date	Name	Amount
<b>Deposit</b>	<b>01/03/2024</b>		<b>2,000</b>
		T-Mobile - Cell Tower Lease	(2,000)
TOTAL			(2,000)
<b>Deposit</b>	<b>01/09/2024</b>		<b>301</b>
		Principal Financial Group - Dividend	(301)
TOTAL			(301)
<b>Deposit</b>	<b>01/09/2024</b>		<b>2,261,766</b>
		Riverside County Treasurer - Property Tax	(2,261,766)
TOTAL			(2,261,766)
<b>Deposit</b>	<b>01/16/2024</b>		<b>70,763</b>
		Riverside County Treasurer - Property Tax	(70,763)
TOTAL			(70,763)
<b>Deposit</b>	<b>01/23/2024</b>		<b>72,333</b>
		Riverside County Treasurer - Property Tax	(72,333)
TOTAL			(72,333)
<b>Deposit</b>	<b>01/24/2024</b>		<b>4,500</b>
Payment	01/24/2024	PICA - Land Lease	(4,500)
TOTAL			(4,500)
<b>Deposit</b>	<b>01/26/2024</b>		<b>1,244,888</b>
		Riverside County Treasurer - Property Tax	(1,244,888)
TOTAL			(1,244,888)

**Desert Healthcare District**  
**Deposit Detail**  
 January 2024

Type	Date	Name	Amount
<b>Deposit</b>	<b>01/31/2024</b>		<b>71,052</b>
		Riverside County Treasurer - Property Tax	(71,052)
<b>TOTAL</b>			<b>(71,052)</b>
		<b>TOTAL</b>	<b>3,727,603</b>

DESERT HEALTHCARE DISTRICT										
PROPERTY TAX RECEIPTS FY 2023 - 2024										
RECEIPTS - SEVEN MONTHS ENDED JANUARY 31, 2024										
	FY 2022-2023 Projected/Actual					FY 2023-2024 Projected/Actual				
	Budget %	Budget \$	Act %	Actual Receipts	Variance	Budget %	Budget \$	Act %	Actual Receipts	Variance
July	0.0%	\$ -	0.0%	\$ 3,676	\$ 3,676	0.0%	\$ -	0.8%	\$ 70,152	\$ 70,152
Aug	0.0%	\$ -	2.2%	\$ 175,271	\$ 175,271	0.0%	\$ -	2.0%	\$ 180,642	\$ 180,642
Sep	0.0%	\$ -	0.0%	\$ 3,382	\$ 3,382	0.0%	\$ -	0.0%	\$ -	\$ -
Oct	2.6%	\$ 208,624	0.0%	\$ -	\$ (208,624)	2.6%	\$ 229,840	2.8%	\$ 248,614	\$ 18,774
Nov	0.4%	\$ 32,096	2.5%	\$ 198,217	\$ 166,121	0.4%	\$ 35,360	0.1%	\$ 10,535	\$ (24,825)
Dec	16.9%	\$ 1,356,056	18.2%	\$ 1,458,481	\$ 102,425	16.9%	\$ 1,493,960	19.2%	\$ 1,696,170	\$ 202,210
Jan	31.9%	\$ 2,559,656	40.6%	\$ 3,259,483	\$ 699,827	31.9%	\$ 2,819,960	42.1%	\$ 3,720,800	\$ 900,840
Feb	0.0%	\$ -	0.6%	\$ 46,002	\$ 46,002	0.0%	\$ -	0.0%		
Mar	0.3%	\$ 24,072	1.1%	\$ 84,592	\$ 60,520	0.3%	\$ 26,520	0.0%		
Apr	5.5%	\$ 441,320	6.4%	\$ 510,192	\$ 68,872	5.5%	\$ 486,200	0.0%		
May	19.9%	\$ 1,596,776	48.4%	\$ 3,883,733	\$ 2,286,957	19.9%	\$ 1,759,160	0.0%		
June	22.5%	\$ 1,805,400	0.1%	\$ 5,841	\$ (1,799,559)	22.5%	\$ 1,989,000	0.0%		
<b>Total</b>	<b>100%</b>	<b>\$ 8,024,000</b>	<b>120.0%</b>	<b>\$ 9,628,870</b>	<b>\$ 1,604,870</b>	<b>100.00%</b>	<b>\$ 8,840,000</b>	<b>67.0%</b>	<b>\$ 5,926,914</b>	<b>\$ 1,347,794</b>

**Las Palmas Medical Plaza**  
**Deposit Detail - LPMP**  
January 2024

Type	Date	Name	Amount
<b>Deposit</b>	<b>01/04/2024</b>		<b>2,244</b>
Payment	01/04/2024	DPMG	(2,244)
TOTAL			(2,244)
<b>Deposit</b>	<b>01/08/2024</b>		<b>20,163</b>
Payment	01/05/2024	Brad A. Wolfson, M.D.	(3,927)
Payment	01/05/2024	Cohen Musch Thomas Medical Group	(5,243)
Payment	01/05/2024	Cure Cardiovascular Consultants	(3,435)
Payment	01/05/2024	Palmtree Clinical Research	(7,558)
TOTAL			(20,163)
<b>Deposit</b>	<b>01/09/2024</b>		<b>65,451</b>
Payment	01/09/2024	Howard Aaron Aronow, M.D.	(1,664)
Payment	01/09/2024	EyeCare Services Partners Management LLC	(7,053)
Payment	01/09/2024	Steven Gundry, M.D.	(6,113)
Payment	01/09/2024	Desert Oasis Healthcare	(2,701)
Payment	01/09/2024	Tenet HealthSystem Desert, Inc.	(35,778)
Payment	01/09/2024	Laboratory Corporation of America	(5,632)
Payment	01/09/2024	Pathway Pharmaceuticals, Inc.	(2,639)
Payment	01/09/2024	Ramy Awad, M.D.	(3,871)
TOTAL			(65,451)
<b>Deposit</b>	<b>01/12/2024</b>		<b>4,144</b>
Payment	01/12/2024	Desert Family Medical Center	(4,144)
TOTAL			(4,144)
<b>Deposit</b>	<b>01/16/2024</b>		<b>3,626</b>
Payment	01/16/2024	Peter Jamieson, M.D.	(3,626)
TOTAL			(3,626)



**Las Palmas Medical Plaza  
Deposit Detail - LPMP  
January 2024**

Type	Date	Name	Amount
<b>Deposit</b>	<b>01/24/2024</b>		<b>38,545</b>
		LabCorp	(5,632)
Payment	01/24/2024	Tenet HealthSystem Desert, Inc.	(32,913)
<b>TOTAL</b>			<b>(38,545)</b>
<b>Deposit</b>	<b>01/25/2024</b>		<b>3,226</b>
		Aijaz Hashmi, M.D., Inc.	(3,226)
<b>TOTAL</b>			<b>(3,226)</b>
<b>Deposit</b>	<b>01/26/2024</b>		<b>4,478</b>
		Quest Diagnostics Incorporated	(4,478)
<b>TOTAL</b>			<b>(4,478)</b>
<b>Deposit</b>	<b>01/31/2024</b>		<b>14,685</b>
		Steven Gundry, M.D.	(6,113)
		Howard Aaron Aronow, M.D.	(1,664)
Payment	01/31/2024	Tenet HealthSystem Desert, Inc	(6,908)
<b>TOTAL</b>			<b>(14,685)</b>
		<b>TOTAL</b>	<b>156,562</b>

**Desert Healthcare District**  
**Check Register**  
As of January 31, 2024

Type	Date	Num	Name	Amount
<b>1000 - CHECKING CASH ACCOUNTS</b>				
<b>1016 - US Bank Operating - 5018</b>				
Bill Pmt -Check	01/03/2024	2089	Boyd & Associates	(108)
Bill Pmt -Check	01/03/2024	2090	CoPower Employers' Benefits Alliance	(1,439)
Bill Pmt -Check	01/03/2024	2091	Donna Den Bleyker - Expense Reimbursement	(334)
Bill Pmt -Check	01/03/2024	2092	Frazier Pest Control, Inc.	(33)
Bill Pmt -Check	01/03/2024	2093	Jana Trew - Expense Reimbursement	(119)
Bill Pmt -Check	01/03/2024	2094	Leticia De Lara - Stipend	(695)
Bill Pmt -Check	01/03/2024	2095	Mariela Magana Ceballos - Expense Reimbursement	(321)
Bill Pmt -Check	01/03/2024	2096	NPO Centric	(10,673)
Bill Pmt -Check	01/03/2024	2097	Purchase Power	(338)
Bill Pmt -Check	01/03/2024	2098	Regional Access Project Foundation	(2,000)
Bill Pmt -Check	01/03/2024	2099	Sergio Rodriguez - Expense Reimbursement	(72)
Bill Pmt -Check	01/03/2024	2100	So.Cal Computer Shop	(2,519)
Bill Pmt -Check	01/03/2024	2101	Staples	(301)
Bill Pmt -Check	01/03/2024	2102	ABC Recovery Center, Inc. - Grant Payment	(74,826)
Bill Pmt -Check	01/04/2024	3000	Carmina Zavala - Health Premium Reimbursement	(179)
Bill Pmt -Check	01/04/2024	3001	Deveau Burr Group, LLC	(9,500)
Bill Pmt -Check	01/04/2024	3002	Olive Crest Treatment Center, Inc. - Grant Payment	(80,908)
Bill Pmt -Check	01/04/2024	3003	Visual Edge IT (Image Source)	(610)
Bill Pmt -Check	01/04/2024	ACH010424.1	Intuit Inc.	(159)
Bill Pmt -Check	01/04/2024	ACH010424.2	Intuit Inc.	(307)
Bill Pmt -Check	01/04/2024	ACH010424.3	Intuit Inc.	(554)
Liability Check	01/05/2024		QuickBooks Payroll Service	(955)
Liability Check	01/05/2024		QuickBooks Payroll Service	(54,214)
Bill Pmt -Check	01/05/2024	ACH010524.1	Intuit Inc.	(142)
Bill Pmt -Check	01/05/2024	ACH010524.2	Intuit Inc.	(429)
Check	01/08/2024	Auto Pay	Calif. Public Employees'Retirement System	(17,253)
Bill Pmt -Check	01/10/2024	3004	Blood Bank of San Bernardino - Grant Payment	(47,092)
Bill Pmt -Check	01/10/2024	3005	Braille Institute of America - Grant Payment	(16,514)
Bill Pmt -Check	01/10/2024	3006	California Consulting	(4,250)
Bill Pmt -Check	01/10/2024	3007	KUNA-FM	(4,000)
Bill Pmt -Check	01/10/2024	3008	LoopUp LLC	(24)
Bill Pmt -Check	01/10/2024	3009	Rogers, Carole - Stipend	(695)
Bill Pmt -Check	01/10/2024	3010	State Compensation Insurance Fund	(438)
Bill Pmt -Check	01/10/2024	3011	Steven Hollis - Consulting Services	(9,455)
Bill Pmt -Check	01/10/2024	3012	TWC Consulting LLC	(8,401)
Bill Pmt -Check	01/10/2024	3013	Uken Report	(400)
Bill Pmt -Check	01/10/2024	3014	Verizon Wireless	(812)

**Desert Healthcare District**  
**Check Register**  
As of January 31, 2024

Type	Date	Num	Name	Amount
Bill Pmt -Check	01/10/2024	3015	Vision To Learn - Grant Payment	(22,500)
Bill Pmt -Check	01/10/2024	3016	Xerox Financial Services	(377)
Check	01/16/2024		Bank Service Charge	(616)
Bill Pmt -Check	01/17/2024	3017	Ernest Enterprises	(32)
Bill Pmt -Check	01/17/2024	3018	CoPower Employers' Benefits Alliance	(1,459)
Bill Pmt -Check	01/17/2024	3019	Pitney Bowes Global Financial Services	(228)
Bill Pmt -Check	01/17/2024	ACH 011924	Law Offices of Scott & Jackson	(8,843)
Liability Check	01/19/2024		QuickBooks Payroll Service	(1,043)
Liability Check	01/19/2024		QuickBooks Payroll Service	(53,751)
Bill Pmt -Check	01/22/2024	ACH 012424	Law Offices of Scott & Jackson	(4,995)
Bill Pmt -Check	01/23/2024	3020	AMS Tax Service, Inc.	(500)
Bill Pmt -Check	01/23/2024	3021	Galilee Center - Grant Payment	(60,377)
Bill Pmt -Check	01/23/2024	3022	Principal Life Insurance Co.	(1,858)
Bill Pmt -Check	01/23/2024	3023	Purchase Power	(10)
Bill Pmt -Check	01/23/2024	3024	Regional Access Project Foundation	(2,149)
Bill Pmt -Check	01/23/2024	3025	SDRMA	(50)
Bill Pmt -Check	01/23/2024	3026	Erica Huskey - Health Premium Reimbursement	(652)
Bill Pmt -Check	01/23/2024	3027	Gannett California LocalIQ	(207)
Bill Pmt -Check	01/23/2024	3028 - VOID	Rogers, Carole	0
Bill Pmt -Check	01/23/2024	3029	Rogers, Carole - Health Premium Reimbursement	(10,249)
Check	01/30/2024	Auto Pay	Principal Financial Group-	(726)
Check	01/30/2024	Auto Pay	Principal Financial Group-	(1,054)
Bill Pmt -Check	01/31/2024	3030	ABC Recovery Center, Inc. - Grant Payment	(33,257)
Bill Pmt -Check	01/31/2024	3031	Arthur Shorr - Stipend	(2,971)
Bill Pmt -Check	01/31/2024	3032	Clear Impact	(3,763)
Bill Pmt -Check	01/31/2024	3033	DAP Health - Grant Payment	(230,800)
Bill Pmt -Check	01/31/2024	3034	Evet PerezGil - Health Premium Reimbursement & Stipend	(1,026)
Bill Pmt -Check	01/31/2024	3035	Leticia De Lara - Stipend	(695)
Bill Pmt -Check	01/31/2024	3036	Verizon Wireless	(785)
Bill Pmt -Check	01/31/2024	3037	Vision y Compromiso - Grant Payment	(33,750)
Bill Pmt -Check	01/31/2024	3038	Visual Edge IT (Image Source)	(275)
Bill Pmt -Check	01/31/2024	3039	Zendle, Les - Health Premium & Expense Reimbursement	(10,740)
Bill Pmt -Check	01/31/2024	3040	Ernest Enterprises	(63)
Bill Pmt -Check	01/31/2024	3041	Spectrum (Time Warner)	(438)
Bill Pmt -Check	01/31/2024	3042	Carmina Zavala - Health Premium Reimbursement & Stipend	(708)
Bill Pmt -Check	01/31/2024	3043	DPMG Health - Financial Audit Reimbursement	(2,000)
Bill Pmt -Check	01/31/2024	3044	Zendle, Les - Stipend	(232)
Bill Pmt -Check	01/31/2024	3045	Palms to Pines Printing	(3,944)
<b>TOTAL</b>				<b>(848,192)</b>

**Desert Healthcare District**  
**Details for Credit Card Expenditures**  
**Credit card purchases - December 2023 - Paid January 2024**

Number of credit cards held by District personnel -1

Credit Card Limit - \$20,000 - Chris

Credit Card Holders:

Chris Christensen - Interim CEO/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 Charged	Total Charges	Expense Type	Amount	Purpose	Description
		\$ -				
<b>Chris' Statement:</b>						
2023	December	\$ (6,717.81)	District			
			GL	Dollar		Description
			6516	\$ (19,249.68)		Electronic payment applied due to late receipt of mailed check payment
			6351	\$ 385.88		Kimpton Sawyer Hotel - CHA Behavioral Health Symposium - Sacramento, CA - December 11, 2023 - Jana Trew
			6351	\$ 385.88		Kimpton Sawyer Hotel - CHA Behavioral Health Symposium - Sacramento, CA - December 11, 2023 - Vice-President Zavala
			6351	\$ 385.88		Kimpton Sawyer Hotel - CHA Behavioral Health Symposium - Sacramento, CA - December 11, 2023 - President PerezGil
			6360	\$ 232.33		Intuit - Envelopes for printed checks
			5240	\$ 258.33		Panera - food for 12/07/23 Community Health Symposium Meeting
			6360	\$ 15.00		Postal Palm Springs - Notary services for SAM Administration letter
			5240	\$ 407.52		Subway - food for 12/06/23 Special BOD meeting
			6360	\$ 184.68		Intuit - 1099 kits for 2023
			6360	\$ 13.04		Target - holiday cards for staff
			6352	\$ 2,200.00		Trader Joe's - holiday cards for staff
			6355	\$ 156.56		Adobe - Acrobat Pro subscription
			6351	\$ 605.97		Kimpton Sawyer Hotel - CHA Behavioral Health Symposium - Sacramento, CA - December 12-13, 2023 - Jana Trew
			6352	\$ 49.81		Kimpton Sawyer Hotel - food for CHA Behavioral Health Symposium - Sacramento, CA - Vice-President Zavala
			6352	\$ 36.76		Kimpton Sawyer Hotel - food for CHA Behavioral Health Symposium - Sacramento, CA - Vice-President Zavala
			6352	\$ 51.11		Kimpton Sawyer Hotel - food for CHA Behavioral Health Symposium - Sacramento, CA - Vice-President Zavala
			6351	\$ 500.91		Kimpton Sawyer Hotel - CHA Behavioral Health Symposium - Sacramento, CA - December 12-13, 2023 - Vice-President Zavala
			6352	\$ 47.86		Kimpton Sawyer Hotel - food for CHA Behavioral Health Symposium - Sacramento, CA - Jana Trew
			6352	\$ 1,905.12		Enzo's - holiday dinner for Board & staff
			6355	\$ 254.94		Zoom webinar/audio conference expense
			6130	\$ 795.00		Modern Healthcare subscription - Vice-President Zavala, Director Rogers, Chris Christensen, Will Dean, Andrea Hayles
			5240	\$ 241.37		Pueblo Viejo Grill - food for 12/18/23 Special BOD meeting
			6360	\$ 410.22		Staples - Presentation easel
			5240	\$ 174.49		Panda Express - food for 12/20/23 Special BOD meeting
			5240	\$ 258.60		Sherman's Deli - food for 12/18/23 Special BOD meeting
			6325	\$ 2,574.61		OneFuture - The Future Is Ours - February 28, 2024 - Empowering Students Sponsor
				\$ (6,717.81)		Credit to be applied on future statement

**Las Palmas Medical Plaza  
Check Register - LPMP  
As of January 31, 2024**

Type	Date	Num	Name	Amount
<b>1000 - CHECKING CASH ACCOUNTS</b>				
<b>1044 - Las Palmas Medical Plaza - 1241</b>				
Bill Pmt -Check	01/03/2024	10844	Amtech Elevator Services	(1,559)
Bill Pmt -Check	01/03/2024	10845	Desert Water Agency	(445)
Bill Pmt -Check	01/03/2024	10846	Palm Springs Disposal Services Inc	(2,845)
Bill Pmt -Check	01/04/2024	10847	INPRO Construction Inc.	(32,110)
Bill Pmt -Check	01/10/2024	10848	Frazier Pest Control, Inc.	(275)
Bill Pmt -Check	01/17/2024	10849	Department of Industrial Relations	(450)
Bill Pmt -Check	01/17/2024	10850	Stericycle, Inc.	(1,142)
Bill Pmt -Check	01/17/2024	10851	Comtron Systems, Inc.	(450)
Bill Pmt -Check	01/17/2024	10852	Frontier Communications	(282)
Bill Pmt -Check	01/17/2024	10853	Southern California Edison	(1,079)
Bill Pmt -Check	01/23/2024	10854	Desert Air Conditioning Inc.	(724)
Bill Pmt -Check	01/23/2024	10855	INPRO Construction Inc.	(5,028)
Check	01/25/2024		Bank Service Charge	(580)
Bill Pmt -Check	01/31/2024	10856	Desert Water Agency	(537)
<b>TOTAL</b>				<b>(47,506)</b>

**Desert Healthcare District**  
**CEO Discretionary Fund Detail**  
 July 2023 through January 2024

Date	Name	Memo	Amount
<b>6325 - CEO Discretionary Fund</b>			
07/01/2023	California Forward	Knowledge level sponsorship for 2023 Economic Summit	5,000
08/04/2023	U.S. Bank	Planned Parenthood contribution to 60th Anniversary Cocktail Reception - September 23, 2023	5,000
08/11/2023	Blood Bank of San Bernardino	2023 Thanks4Giving Gala Table Sponsorship - Saturday November 11, 2023	3,500
08/15/2023	Coachella Valley Volunteers in Medicine	2023 VIMY Awards - Bronze Sponsorship	5,000
08/17/2023	UC Riverside Foundation	UCR SOM 2023 Gala and Education Building II Grand Opening - Silver Sponsorship	10,000
08/30/2023	Regional Access Project Foundation	Desert Fast Pitch 2023 Sponsorship	5,000
09/06/2023	Cathedral City Senior Center	Table Sponsor at November 13, 2023 Gala	5,000
10/10/2023	Alianza Nacional De Campesinas Inc.	Storm assistance to help Alianza Nacional de Campesinas purchase and distribute food & water after Tropical Storm Hillary	3,698
01/04/2024	U.S. Bank	OneFuture - The Future Is Ours - February 28, 2024 - Empowering Students Sponsor	2,575
01/31/2024	Alejandro Espinoza Santacruz - Expense Reimbursement	Purchased items for refugee children	1,604
<b>TOTAL</b>			<b>46,377</b>



**MEMORANDUM**

DATE: February 14, 2024  
 TO: F&A Committee  
 RE: Retirement Protection Plan (RPP)

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Current number of participants in Plan:

	<u>December</u>	<u>January</u>
Active – still employed by hospital	63	62
Vested – no longer employed by hospital	48	46
Former employees receiving annuity	<u>7</u>	<u>7</u>
Total	<u>118</u>	<u>115</u>

The outstanding liability for the RPP is approximately **\$2.7M** (Actives - \$1.5M and Vested - \$1.2M). US Bank investment account balance \$4.5M. Per the June 30, 2023, Actuarial Valuation, the RPP has an Overfunded Pension Asset of approximately **\$1.45M**.

The payouts, excluding monthly annuity payments, made from the Plan for the seven (7) months ended January 31, 2024, totaled **\$377K**. Monthly annuity payments (7 participants) total **\$1.0K** per month.

DESERT HEALTHCARE DISTRICT							
OUTSTANDING GRANTS AND GRANT PAYMENT SCHEDULE							
January 31, 2024							
TWELVE MONTHS ENDING JUNE 30, 2024							
Grant ID Nos.	Name	Approved	6/30/2023	Current Yr	Total Paid Prior Yrs	Total Paid Current Yr	Open
		Grants - Prior Yrs	Bal Fwd	2023-2024	July-June	July-June	BALANCE
2014-MOU-BOD-11/21/13	Memo of Understanding CVAG CV Link Support	\$ 10,000,000	\$ 3,320,000		\$ -		\$ 3,320,000
2022-1301-BOD-01-25-22	UCR Regents - Community Based Interventions to Mitigate Psychological Trauma - 1 Yr.	\$ 113,514	\$ 11,352		\$ 5,747		\$ 5,605
	Unexpended funds Grant #1301						\$ (5,605)
2022-1311-BOD-04-26-22	Desert Arc - Healthcare for Adults with Disabilities Project Employment of Nurses - 1 Yr.	\$ 102,741	\$ 10,275		\$ 10,275		\$ -
2022-1313-BOD-04-26-22	Angel View - Improving Access to Primary and Specialty Care Services for Children With Disabilities 1 Yr.	\$ 76,790	\$ 7,680		\$ 7,680		\$ -
2022-1314-BOD-05-24-22	Voices for Children - Court Appointed Special Advocate Program - 1 Yr.	\$ 60,000	\$ 6,000		\$ 6,000		\$ -
2022-1325-BOD-06-28-22	Vision Y Compromiso - CVEC Unrestricted Grant Funds - 2 Yrs.	\$ 150,000	\$ 82,500		\$ 33,750		\$ 48,750
2022-1327-BOD-06-28-22	Youth Leadership Institute - Youth Voice in Mental Health - 2 Yrs.	\$ 50,000	\$ 27,500		\$ 11,250		\$ 16,250
2022-1328-BOD-06-28-22	El Sol - Expanding Access to Educational Resources for Promotoras - 2 Yrs.	\$ 150,000	\$ 82,500		\$ 33,750		\$ 48,750
2022-1331-BOD-06-28-22	Pueblo Unido - Improving Access to Behavioral Health Education and Prevention Services - 2 Yrs.	\$ 50,000	\$ 27,500		\$ 11,250		\$ 16,250
2022-1324-BOD-07-26-22	Galilee Center - Our Lady of Guadalupe Shelter - 2 Yr.	\$ 100,000	\$ 55,000		\$ 22,500		\$ 32,500
2022-1332-BOD-07-26-22	Alianza CV - Expanding and Advancing Outreach Through Increasing Capacity Development - 2 Yrs.	\$ 100,000	\$ 55,000		\$ -		\$ 55,000
2022-1329-BOD-09-27-22	DPMG - Mobile Medical Unit - 3 Yrs.	\$ 500,000	\$ 450,000		\$ 111,572		\$ 338,428
2022-1350-BOD-09-27-22	JFK Memorial Foundation - Behavioral Health Awareness and Education Program - 1 Yr.	\$ 57,541	\$ 5,755		\$ 5,755		\$ (0)
2022-1355-BOD-09-27-22	Joslyn Center - The Joslyn Wellness Center - 1 Yr.	\$ 85,000	\$ 8,500		\$ 8,500		\$ 0
2022-1361-BOD-09-27-22	DAP Health - DAP Health Monkeypox Virus Response - 1 Yr.	\$ 586,727	\$ 340,654		\$ 7,659		\$ 332,995
	Unexpended funds Grant #1361						\$ (332,995)
2022-1356-BOD-10-25-22	Blood Bank of San Bernardino/Riverside Counties - Coachella Valley Therapeutic Apheresis Program - 1 Yr.	\$ 140,000	\$ 77,000		\$ 63,000		\$ 14,000
2022-1358-BOD-10-25-22	Foundation for Palm Springs Unified School District - School-Based Wellness Center Project - 1 Yr.	\$ 110,000	\$ 60,500		\$ -		\$ 60,500
2022-1362-BOD-10-25-22	Jewish Family Service of the Desert - Mental Health Counseling Services for Underserved - 2 Yrs.	\$ 160,000	\$ 124,000		\$ 72,000		\$ 52,000
2022-1326-BOD-12-20-22	TODEC - TODEC's Equity Program - 2 Yrs.	\$ 100,000	\$ 77,500		\$ 22,500		\$ 55,000
2022-1330-BOD-12-20-22	OneFuture Coachella Valley - Building a Healthcare Workforce Pipeline - 2 Yrs.	\$ 605,000	\$ 468,874		\$ 136,124		\$ 332,750
2022-1369-BOD-12-20-22	ABC Recovery Center - Cost of Caring Fund Project - 1 Yr.	\$ 332,561	\$ 257,735		\$ 257,735		\$ -
2023-1333-BOD-01-24-23	Organizacion en California de Lideres Campesinas - Healthcare Equity for ECV Farmworker Women - 2 Yrs.	\$ 150,000	\$ 116,250		\$ 33,750		\$ 82,500
2023-1363-BOD-01-24-23	Pegasus Riding Academy - Pegasus Equine Assisted Therapy - 1 Yr.	\$ 60,092	\$ 33,052		\$ 27,040		\$ 6,012
2023-1372-BOD-02-28-23	Reynaldo J. Carreon MD Foundation - Dr. Carreon Scholarship Program - 1 Yr.	\$ 50,000	\$ 27,500		\$ 22,500		\$ 5,000
2023-1391-BOD-05-23-23	Lift To Rise - Driving Regional Economic Stability Through Collective Impact - 3 Yrs.	\$ 900,000	\$ 832,500		\$ 67,500		\$ 765,000
2023-1392-BOD-05-23-23	Galilee Center - Galilee Center Extended Shelter - 1 Yr.	\$ 268,342	\$ 207,965		\$ 120,754		\$ 87,211
2023-1393-BOD-06-27-23	DAP Health - DAP Health Expands Access to Healthcare - 1 Yr.	\$ 1,025,778	\$ 1,025,778		\$ 692,400		\$ 333,378
2023-1398-BOD-06-27-23	Desert Healthcare Foundation - Core Operating Support - 1 Yr.	\$ 750,000	\$ 750,000		\$ 750,000		\$ -
2023-BOD-06-27-23	Carry over of remaining Fiscal Year 2022/2023 Funds for Mobile Medical Unit Program	\$ 395,524	\$ 395,524		\$ -		\$ 395,524
2023-1399-Mini-07-06-23	Theresa A. Mike Scholarship Foundation - Mini Grant			\$ 10,000		\$ 10,000	\$ -
2023-1401-Mini-07-07-23	Word of Life Fellowship Center - Mini Grant			\$ 10,000		\$ 10,000	\$ -
2023-1396-Mini-07-25-23	Boys & Girls Club of Coachella Valley - Mini Grant			\$ 10,000		\$ 10,000	\$ -
2023-1389-BOD-07-25-23	Step Up on Second Street - Step Up's ECM/LOS Programs in the Coachella Valley - 1 Yr.			\$ 64,401		\$ 28,980	\$ 35,421
2023-1394-BOD-07-25-23	CSU San Bernardino Palm Desert Campus Nursing Street Medicine Program - 1 Yr.			\$ 73,422		\$ 33,040	\$ 40,382
2023-1397-Mini-08-23-23	Well In The Desert - Mini Grant			\$ 10,000		\$ 10,000	\$ -
2023-1402-Mini-09-05-23	Ronnie's House for Hope - Mini Grant			\$ 10,000		\$ 10,000	\$ -
2023-1414-Mini-09-14-23	Desert Access and Mobility, Inc. - Mini Grant			\$ 10,000		\$ 10,000	\$ -
2023-1400-BOD-09-26-23	Desert Arc - Desert Arc Health Care Program - 1 Yr.			\$ 291,271		\$ 65,536	\$ 225,735
2023-1404-BOD-09-26-23	Martha's Village and Kitchen - Homeless Housing and Wrap-Around Services Expansion - 2 Yrs.			\$ 369,730		\$ 83,189	\$ 286,541
2023-1405-BOD-09-26-23	Variety Children's Charities of the Desert - Expansion of Core Programs and Services - 1Yr.			\$ 120,852		\$ 54,383	\$ 66,469
2023-1408-BOD-10-24-23	Coachella Valley Volunteers In Medicine - Ensuring Access to Healthcare - 1 Yr.			\$ 478,400		\$ 107,640	\$ 370,760
2023-1410-BOD-10-24-23	Alianza Nacional de Campesinas, Inc. - Coachella Valley Farmworkers Food Distribution - 1 Yr.			\$ 57,499		\$ 25,875	\$ 31,624
2023-1413-BOD-10-24-23	Voices for Children - Court Appointed Special Advocate Program - 1 Yr.			\$ 81,055		\$ 36,474	\$ 44,581
2023-1412-BOD-10-24-23	DPMG - DPMG Health Community Medicine - 2 Yrs.			\$ 1,057,396		\$ 100,000	\$ 957,396
2023-MOU-BOD-11-04-23	TODEC - Outreach and Linkage to Supportive Mental Health Services - Tropical Storm Hilary - 3 Mos.			\$ 40,000		\$ 40,000	\$ -
2023-MOU-BOD-11-04-23	Chance Initiative, Inc. - Outreach and Linkage to Supportive Services - Tropical Storm Hilary - 3 Mos.			\$ 10,000		\$ 10,000	\$ -
2023-1403-BOD-12-19-23	Vision To Learn - Palm Desert and Coachella Valley VTL Program - 1 Yr.			\$ 50,000		\$ 22,500	\$ 27,500
2023-1419-BOD-12-19-23	Blood Bank of San Bernardino/Riverside Counties - LifeStream's Attracting New Donors Initiative - 1 Yr.			\$ 104,650		\$ 47,092	\$ 57,558
2023-1420-BOD-12-19-23	Braille Institute of America - Low Vision Telehealth Services - 1Yr.			\$ 36,697		\$ 16,514	\$ 20,183
2023-1421-BOD-12-19-23	Olive Crest - General Support for Counseling and Mental Health Services to Vulnerable Children and Families - 2 Yrs.			\$ 359,594		\$ 80,908	\$ 278,686
<b>TOTAL GRANTS</b>		<b>\$ 17,229,610</b>	<b>\$ 8,944,395</b>	<b>\$ 3,254,967</b>	<b>\$ 2,540,992</b>	<b>\$ 812,131</b>	<b>\$ 8,507,638</b>
<b>Amts available/remaining for Grant/Programs - FY 2023-24:</b>							
<b>Amount budgeted 2023-2024</b>			\$ 4,000,000				1/31/2024
<b>Amount granted YTD:</b>			\$ (3,254,967)			G/L Balance:	
Financial Audits of Non-Profits; Organizational Assessments			\$ (2,000)			2131	\$ 6,032,638
Net adj - Grants not used: 1361; 1301			\$ 338,600			2281	\$ 2,475,000
Matching external grant contributions			\$ -			<b>Total</b>	<b>\$ 8,507,639</b>
<b>Balance available for Grants/Programs</b>			<b>\$ 1,081,633</b>				<b>\$ (0)</b>





**DESERT HEALTHCARE**  
DISTRICT & FOUNDATION

Date: February 14, 2024  
To: Finance & Administration Committee  
Subject: Coachella Valley Economic Partnership/Desert Healthcare District Study:  
Consulting Services Agreement: The Regional Economic Impacts of  
DHCD's Community and Clinical Social Needs Goals and  
Recommendations Implementation

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**Background:**

- In 2022, the Desert Healthcare District engaged the Huron Consulting Group to produce a Community Clinical and Social Needs Assessment.
- In March 2023 the final report was presented to the Board of Directors and outlined the District population's current healthcare challenges and identified gaps between community healthcare demand and currently available health assets.
- The final report presented goals and recommendations to address these gaps.
- Staff reviewed the goals and recommendations and focused on a key statement in the Huron Report: the first stated goal in the recommendations is to "craft (a) business case to provide targeted (services)."
- Coachella Valley Economic Partnership (CVEP), with its extensive experience and expertise in socioeconomic landscape analyzes of the Coachella Valley, submitted a proposal that aimed to demonstrate the business case value of implementing the Huron study recommendations and expanding the healthcare workforce in the Coachella Valley.
- In December 2023, the proposal was brought forward to the Finance and Administrative Committee, the Program Committee, the Strategic Planning Committee, and to the Board of Director's meeting. After thorough review, the Board directed staff to work with CVEP on revising components of the proposal related to the landscape of the future healthcare expansion in the Valley, incorporation of healthcare professionals outside of the Huron report (I.E. nurses and supportive healthcare staff), and the removal of data analysis around CV residents seeking care outside of the Valley.

**Information:**

- Staff worked with CVEP to incorporate the Board recommendations.
- This proposal would drive the high priority 2021-2026 Strategic Plan goals 2 and 3. Specifically, the expansion of the local healthcare workforce.
- At the February 08, 2024, Strategic Planning Committee, the Committee reviewed and approved the proposal recommending forwarding to the Program and Finance & Administration Committees and the Board for consideration of approval.

- Staff recommends approval of the consulting services agreement with CVEP.

**Fiscal Impact:**

- NTE \$80,000. Funds to be allocated from the FY 2023/2024 grant budget.

## **CONSULTING SERVICES AGREEMENT**

This Professional Services Agreement (“Agreement”) is entered into by and between Desert Healthcare District (“District”), a public agency organized and operating pursuant to California Health and Safety Code section 32000 et seq., and Coachella Valley Economic Partnership (CVEP), (“Consultant”) as follows:

### **R-E-C-I-T-A-L-S**

1. District would like to retain the professional services of Consultant to produce a Community Clinical and Social Needs Assessment to estimate the economic impact of increasing the healthcare professionals workforce and facilities in the District as defined by the Huron report.
2. Consultant is qualified and possesses the knowledge, skill, expertise, necessary to provide the professional services (“Services”) as more specifically outlined in the attached Exhibit “A” (“Consultant Proposal”).

### **C-O-V-E-N-A-N-T-S**

#### **1. CONSULTANT’S SERVICES.**

1.1 Services. Consultant shall provide all labor, materials, equipment, and incidentals necessary to fully and adequately provide the District with the professional services described in the Consultant Proposal attached hereto as Exhibit “A” and incorporated herein. All Services shall be performed by Consultant to the reasonable satisfaction of the District.

1.2 Compliance with Laws. In performing the Services, Consultant shall, at all times comply with all applicable laws, rules, regulations, codes, ordinances, and orders of every kind whatsoever issued, adopted, or enacted by any federal, state, or local governmental body having jurisdiction over the Services.

1.3 Performance Standard. Consultant shall perform the Services with efficiency and diligence and shall execute the Services in accordance with the standards of Consultant’s profession, generally described as that degree of skill and care ordinarily exercised by professionals providing similar services as Consultant practicing in California.

1.4 District and Foundation’s Representative. For purposes of this Agreement, the District and Foundation’s Representative shall be District’s Interim Chief Executive Officer Chris Christensen, located at 1140 North Indian Canyon Drive, Palm Springs, CA 92262. All amendments to this Agreement shall be approved by the District Board.

## **2. FEES AND PAYMENTS.**

2.1 Compensation for Services. For the full and satisfactory performance of the Services, District shall compensate Consultant a Not To Exceed amount of \$80,000.

2.2 Invoices. Consultant shall deliver monthly invoices to the District no later than the 10th day of each month for Services.

2.3 Payment. The District shall remit payment for all amounts due to Consultant within thirty (30) days after receipt of invoices; provided, however, in the event District disputes any portion of Consultant's invoice, it shall timely pay any undisputed amounts invoiced and notify Consultant within thirty (30) days of its receipt of the invoice of the specifics of any disputed amounts. The parties shall expeditiously resolve the subject of any disputed amounts by way of negotiation or, if necessary, mediation. Any such dispute shall not relieve Consultant of its obligation to continue diligently performing the Services.

## **3. TERM; TERMINATION.**

3.1 Term. The term of this Agreement shall run from the date this Agreement is fully executed until December 31, 2024, subject to Section 1.3 above or the District's right to terminate sooner for convenience.

3.2 Termination for Convenience. District may, at any time in the exercise of its sole discretion, terminate this Agreement in whole or in part, with or without cause, by providing notice to Consultant of its intention to terminate the Agreement for convenience. So long as Consultant is not in default under this Agreement at the time of such termination, District shall pay Consultant for all Services incurred upto and including the date of termination.

## **4. INDEPENDENT CONTRACTOR.**

District has retained Consultant to provide, and Consultant shall perform, the Services as an independent contractor maintaining exclusive direction and control over its employees; and, no personnel utilized by Consultant to perform the Services are employees of the District.

## **5. OWNERSHIP OF DOCUMENTS.**

All deliverables and other documents generated by Consultant in the performance of the Services, including all work papers, work-in-progress, designs, documents, data, ledgers, journals and reports prepared by Consultant as a part of Consultant's Services shall belong to and be subject to the sole ownership and use of the District. The provisions of this Paragraph 5 shall survive any termination of this Agreement.

**6. INDEMNIFICATION.**

Consultant agrees to indemnify and hold the District and Foundation, its governing body, officers, employees, representatives, agents, successors and assigns (collectively the District/Foundation Indemnities), harmless from and against any and all losses, liabilities, claims, causes of action or costs and expenses of whatever nature or kind, incurred or suffered by the District or the District/Foundation Indemnities including indemnity claims arising by reason of any personal injury of any person or property loss, loss of use, or damage, to the extent the same arise out of or in connection with the negligent act(s) or omission(s), recklessness, or willful misconduct of Consultant, its officers, employees, subcontractors, or representatives, relating to the performance of the services outlined in this Agreement.

**7. NOTICE.**

All notices to be given under this Agreement shall be in writing and shall be deemed effective upon receipt when personally served or two days after mailing by certified, return receipt requested, to the following addresses:

To: District  
Desert Healthcare District  
Attention: Chris Christensen, Interim Chief Executive Officer  
1140 N. Indian Canyon Drive  
Palm Springs, California 92262

To: Consultant  
Coachella Valley Economic Partnership  
Attention: Joe Wallace, CEO  
3111 E Tahquitz Canyon Way  
Palm Springs, CA 92262

**8. MISCELLANEOUS PROVISIONS.**

8.1 Venue. Venue shall lie only in the federal or state courts nearest to the City of Palm Springs, in the County of Riverside, State of California.

8.2 Modification. This Agreement may not be altered in whole or in part except by a modification, in writing, executed by all the parties to this Agreement.

8.3 Entire Agreement. This Agreement, together with all Schedules attached, contains all representations and the entire understanding between the parties with respect to the subject matter of this Agreement. Any prior correspondence, memoranda, or agreements, whether or not such correspondence, memoranda, or agreements are in conflict with this Agreement, are intended to be replaced in total by this Agreement and its schedules.

8.4 Assignment. Consultant shall not be entitled to assign all or any portion of its rights or obligations contained in this Agreement without obtaining the prior written consent of the District. Nothing in this Agreement shall obligate the District to give such consent. Any purported assignment without the District’s consent shall be void.

8.5 Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties and their respective purchasers, successors, heirs, and assigns.

8.6 Unenforceable Provisions. The terms, conditions, and covenants of this Agreement shall be construed whenever possible as consistent with all applicable laws and regulations. To the extent that any provision of this Agreement, as so interpreted, is held to violate any applicable law or regulation, the remaining provisions shall nevertheless be carried into full force and effect and remain enforceable.

This Agreement is entered into in the County of Riverside, State of California.

“District”:

Desert Healthcare District

“Consultant”:

Coachella Valley Economic Partnership

By: \_\_\_\_\_  
Chris Christensen, Interim CEO

By: \_\_\_\_\_  
Joe Wallace, CEO

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

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

**CVEP/Desert Healthcare District Study: The Regional Economic Impacts of DHCD's Community and Clinical Social Needs Goals and Recommendations Implementation**



**PROPOSAL:**

**Problems and Needs:**

Last year, the Desert Healthcare District engaged the Huron Consulting Group to produce a *Community Clinical and Social Needs Assessment*. The Final Report, presented in March 2023, outlined the district population's current healthcare challenges. The report identified gaps between community healthcare demand and currently available health assets. And most importantly, it presented goals and recommendations to address these gaps.

The study outlined in this proposal focuses on a key statement found in the report. The first stated goal in the recommendations is to *"craft (a) business case to provide targeted (services)."* By estimating and quantifying the economic benefits of the study goals, this proposal aims to demonstrate the business case value of addressing healthcare gaps in the District's jurisdiction.

This proposal concentrates on estimating two central economic benefits to the regional economy in implementing the study goals. First, attracting a significant number of additional healthcare professionals to our valley, as the study urges, bolsters the local economy. The study recommends adding a minimum of 40 new health professionals to address resident healthcare needs. This highly paid cohort brings with it increased consumer spending and demand for goods in the local economy. It increases local tax revenue to enhance the public good. The report concentrates on increasing local access to high-value care in pediatrics, internal/family medicine, cardiology, and general surgery. This proposal will estimate the benefits to our economy of both building new capacity and the increased local spending on healthcare that new capacity brings. Moreover, increased healthcare spending is year-round, helping to tamp the seasonality of our local economy.

Second, the report recommendations will help reinforce a healthier and more productive workforce. The district has a disproportionate level of high-risk communities, with higher rates of residents living below the poverty level or households making less than \$50,000/year. The population has higher rates of cardiovascular risks, asthma, and opioid-related adverse drug events. Gaps in local preventative care result in a high rate of avoidable, and costly, emergency department visits. Providing local solutions to these costly healthcare gaps and reducing emergency room visits saves money for residents and the region's healthcare system. There will be less workforce absenteeism and more productivity. This proposal will estimate the economic advantages of a healthier workforce.

**Proposed Solution**

- **Estimate the economic benefits to the local economy** of attracting highly paid healthcare professionals and building local capacity needed to fill vital healthcare gaps in the district.
  - **Quantify the ancillary economic benefits** of healthcare facility expansion, (e.g., utilizing local contractors, local tax revenue, etc.)



- **Propose accommodations to the challenge of housing availability and affordability** in recruiting health professionals
- **Quantify the additional support staff, nurses, and infrastructure** to support the proposed increase in physicians and other health professionals
- **Compare the economics of currently relying disproportionately on travel nurses** with establishing a permanent population of nurses
- **Estimate the economic effects of a healthier workforce for residents** of the valley. What are the economic impacts on individuals and families that improved healthcare access affords?
- **Estimate the savings to the local economy and businesses** coming from a healthier workforce, such as less absenteeism and more productivity
- **Outlining the return on investment in healthcare expansion for the valley.**
  - Build a business case for implementing the Huron Report recommendations
  - Outline methods for involving more stakeholders
  - Make a business case for a thriving year-round healthcare system that underpins the efforts to build a more stable, year-round economy for the region

### Methodology and timeline

- **Phase 1 – Exploratory analysis**
  - Review of existing reports, initiatives, and methodology on this topic
  - Review of the District’s recent studies and reports
  - District will assist the CVEP team in a thorough understanding of the current health provider landscape in the valley
  - The CVEP team will survey this landscape to ascertain current plans for healthcare expansion and compare them to the Huron report recommendations
  - The CVEP team will be responsible for gathering socio-economic and other pertinent data to inform the report. CVEP will utilize Esri Business Analyst and US Census data, as well as the Huron Report findings, to quantify the socioeconomic magnitude of the healthcare gaps the Huron Report identifies and to fully understand
  - Study the reliance on travel nurses in the valley
- **Phase 2 – Exploratory analysis review with Desert Healthcare District**
  - 1 to 2 meetings to:
    - Review the current healthcare landscape and outline the collective plans for future healthcare expansion in the valley
    - Conduct additional needed research established in from this review stage
    - Agreement on final “model” of healthcare expansion as basis for economic costs analysis
- **Phase 3 – Economic estimation**
  - Establish quantification methodology
  - Create preliminary metrics for modelled healthcare expansion
    - Ancillary benefits – construction, expanded tax base, etc.
    - Benefits to local economy for healthier workforce
    - Benefits to local families and individuals
- **Phase 4 – Economic review with Desert Healthcare District**
  - 2 to 3 meetings with District to review economic quantification





- Updates to economic quantification
- **Phase 5 – Create business case for expansion**
  - Study best practices for recruiting and retaining healthcare professionals
  - Research other regions that have addressed the challenges of attracting new healthcare professionals with spouses who have limited employment opportunities when relocating
  - Propose how the local business community can become partners in healthcare expansion
  - Make a business case for the economic advantages of a healthier workforce
- **Phase 6 – Review business case**
  - 1 meeting to discuss proposed business case
  - business case revisions
- **Phase 7 – Write preliminary report**
- **Phase 8 – Review preliminary report**
  - District to review the preliminary
  - 1 meeting to discuss review
  - Report edits
  - District to review final report
- **Phase 9 – Report delivery**

### **Expected Outcomes**

- A comprehensive quantification of the economic impacts of implementing modelled healthcare expansion
- Quantifying the economic benefits to residents and their families of improved access to healthcare.
- Building a business case for the community to invest in improved healthcare. Recommendations for appealing to the business community the need for improved healthcare in the valley.

### **Deliverables**

- Written report
- Executive Summary report for community leaders
- Presentation to Board
- Presentation of findings at CVEP’s Economic Summit in the Fall of 2024.

### **Project Team**

- David Robinson, CVEP – Director of Analytic Services
  - David is a Geographic Information Systems specialist. He studies and analyzes the local socioeconomic landscape of the Coachella Valley through mapping and geographic analysis. As the Director of Analytic Services at CVEP, he uses GIS to ascertain the local specifics of our complex economy, using geographic analysis to aggregate important economic and demographic data that is often found at the county or MSA level. For ten years at CVEP, he has authored many reports on the local economy and presents a blog, David’s Data Digest, on focused economic and geosocial topics about the valley.
- Dr. Manfred Keil, Professor of Economics, Claremont McKenna College



- Dr. Keil is CVEP’s chief economist and leads the team for our annual Summit Economic report. Professor Keil received his Ph. D. in Economics from the London School of Economics and has been working at Claremont McKenna College since 1995. He specializes in Macroeconomics, Statistics, and Econometrics. Prof. Keil also is the Associate Director of the Lowe Institute for Political Economy and leads a relatively large research staff of student RAs to provide forecasting analysis for the Inland Empire.
- <https://www.cmc.edu/academic/faculty/profile/manfred-keil>
- Dr. Robert Kleinhenz, Principal Economist and Founder, Kleinhenz Economics
  - Dr. Kleinhenz is the Principal Economist and Founder of the firm Kleinhenz Economics. A leading voice on the economy, Dr. Kleinhenz taps over 30 years of experience to present his outlook for the economy and its leading industries, and to offer his perspectives on leading policy issues. He previously served as the Chief Economist for the Los Angeles County Economic Development Corporation (LAEDC) and Deputy Chief Economist with the California Association of Realtors. He is currently on the faculty at Cal State Long Beach and Associate Director of the University’s Office of Economic Research. Dr. Kleinhenz is known for his extensive knowledge of the economy and economic policy.
  - <https://www.kleinhenzassociates.com/>

#### Compensation

- Phases 1 -6: **Not to exceed \$36,000**
  - Estimated time to complete – 3 months
  - Monthly billing
- Phases 6-9: **Not to exceed \$44,000**
  - Estimated time to complete – 3 months
  - Monthly billing
- **Total Not to Exceed: \$80,000**



February 5, 2024

Desert Healthcare District  
Board of Directors  
1140 N Indian Canyon Drive  
Palm Springs, CA 92262

Dear District Board Members:

The attached capital expenditure request is being included pursuant to Sections 3.5 and 15.5(a) of the Lease Agreement (as amended). Pursuant to the terms of the Lease we anticipate that this project will have a net book value greater than \$1,000,000 (subject to CPI adjustments) upon the termination of the Lease. Based upon historical and projected CPI adjustments, the forecasted approval threshold at the termination of the lease is expected to be approximately \$2,400,000.

Given the anticipated net book value we are required to obtain your prior approval in order for this project to be treated as a Termination Asset upon the expiration of the Lease. Upon the expiration or termination of the Lease, Section 15.5(a) provides that the District may repurchase Termination Assets at the net book value. Please let us know if you approve this project for purposes of Section 3.5 and Section 15.5(a) of the Lease.

Sincerely,

Michele Finney  
Group CEO  
Desert Care Network

Accepted and agreed to as of the date set forth above:

DESERT HEALTHCARE DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## Capital Request: Elevator Modernization Initiative

### Project Description:

This project is for the modernization of eight (8) elevators. The elevators included in this project include E1, E2, E3, S6, S7, W1, W2 and W3. This will be the first phase of a multi-phased elevator modernization. This request is for all major equipment products, minor equipment necessary for contingency operations, all associated construction, and professional fees.

### Projected Construction Expense:

Total anticipated project expense of \$3,055,900

Elevator Modernization	Total
Professional Fees	214,200
Permits	50,000
Construction	2,389,800
Equipment/Furniture	-
Tests and Inspections	74,000
Real Estate Administration	100,000
Capitalized Interest	227,900
<b>Total Project Cost Estimate:</b>	<b>\$ 3,055,900</b>

### Project Rationale:

Due to declining performance and challenges with maintenance, a comprehensive campus wide elevator assessment was conducted by Lerch Bates. Key findings from the assessment include: the elevators were installed between 1968 and 1993. Elevators S6, S7, W1, W2 and W3 are hydraulic elevators, and elevators E1, E2 and E3 are traction elevators. The general lifespan of a hydraulic elevator is 20 years, and the general lifespan of a traction elevator is 25 years. Much of the equipment is obsolete and needs to be upgraded / modernized. The general condition of the door equipment is below average, and the overall performance of the door equipment is below average. The controller and tank units and traction machines are generally considered to be obsolete.

### Project Process:

Currently, the Architectural and Engineering Assessment is underway. Upon completion, the project will be submitted to HCAI for approval. Procurement lead times are estimated at 16-18 weeks, and construction times are estimated at 6-8 weeks per elevator. Anticipated start time of the project is Q3 2024

**Anticipated Book Value at Termination of current DRMC Lease (May 2027): \$2,477,005 (est.)**