



# Updated Financial Forecast

# Today's Topics:

- The Economic Forecast
- Displacing Tourism Vulnerability
- The Updated Financial Forecast
  - City cash flows
  - Developer Key Metrics



# Economic Forecast

- Feds “Soft Landing”
  - Really??
- Lead us to a conservative financial outlook
- Cautious optimism – continued



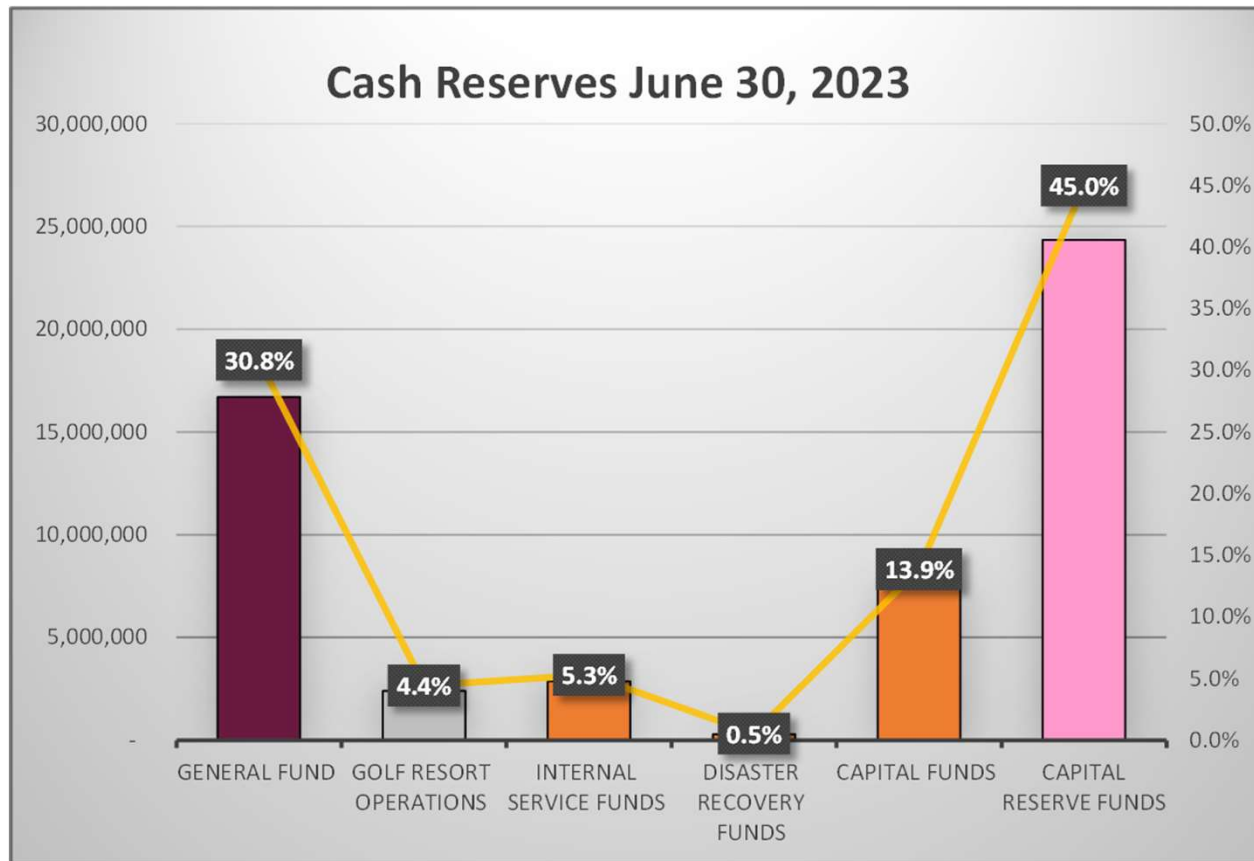
# Economic Forecast

So, how have we prepared?



# Strong Cash Reserves

To compensate for vulnerability in the tourism marketplace, the City maintains large cash reserves.



# Update on General Fund Loans

City has received \$4.9 million – approval for another \$2.5 million

## Successor Agency Loan Repayments (as of June 30, 2023)

Fiscal Year	Whole Payments made to City	City 20% Contributions to the Housing Authority	Net Payments Held by the City
Amount Paid	6,139,192	1,227,838	4,911,354
Remaining	11,600,000	2,320,000	9,280,000



# Indian Wells Financial Analysis

## City of Indian Wells General Fund Cash Flow

	2024B		2025F	Total 2025 thru 2028	Total 2025 thru 2034
<b>Total Revenues</b>	24,437,618		24,535,490	103,281,799	286,788,476
			0.40%		
<b>Total Expenditures</b>	22,605,467		21,400,275	90,901,593	258,184,324
			-5.3%		
<b>Total Surplus</b>	<b>1,832,151</b>		<b>3,135,216</b>	<b>12,380,206</b>	<b>28,604,153</b>



# Indian Wells Financial Analysis

	2024B	2025F	Total 2025 thru 2028	Total 2025 thru 2034
<b>Total Surplus</b>	<b>1,832,151</b>	<b>3,135,216</b>	<b>12,380,206</b>	<b>28,604,153</b>
<b>RDA Loan Payments</b>	2,069,781	2,480,000	9,280,000	9,280,000
<b>Net General Fund Cash Increase</b>	3,901,932	5,615,216	21,660,206	37,884,153
<b>Total Cash Held By The General Fund Before Potential Development</b>	<b>20,597,919</b>	<b>26,213,135</b>	<b>42,258,125</b>	<b>58,482,072</b>





# Indian Wells Financial Analysis

## Developer Tax Analysis

### Key Metrics

Occupancy Level	61.50%
Sales Tax Rate	1.00%
CFD per Hotel Room	\$ 277.00
CFD Retail per square foot	\$ 0.67
Property Tax Rate	0.47%

Development	Total Rooms	Retail Sq Feet	Assessed Value
Tommy Bahama Stable 2028	100	8,000	65,000,000
Genton Stable 2029	130	15,000	825,000,000



# Indian Wells Financial Analysis

## Developer Tax Analysis

### Total Revenues thru 2034

\$ 325.00    \$ 525.00    \$ 725.00    \$ 925.00

## Tommy Bahama Project

	\$ 325.00	\$ 525.00	\$ 725.00	\$ 925.00
Total TOT	6,847,874	11,061,951	15,276,027	19,490,104
Indian Wells Property Tax	220,762	220,762	220,762	220,762
CFD \$277 per Hotel Room	209,064	209,064	209,064	209,064
CFD \$0.67 Retail per square foot	40,454	40,454	40,454	40,454
Sales Tax*	651,309	651,309	651,309	651,309
	<b>7,969,464</b>	<b>12,183,540</b>	<b>16,397,617</b>	<b>20,611,693</b>



# Indian Wells Financial Analysis

## Developer Tax Analysis

Total Revenues thru 2034							
\$	325.00	\$	525.00	\$	725.00	\$	925.00

## Genton Project

Total TOT	8,095,888	13,077,972	18,060,057	23,042,142
Indian Wells Property Tax	2,557,072	2,557,072	2,557,072	2,557,072
CFD \$277 per Hotel Room	248,027	248,027	248,027	248,027
CFD \$0.67 Retail per square foot	69,222	69,222	69,222	69,222
Sales Tax	592,315	592,315	592,315	592,315
	<b>11,562,524</b>	<b>16,544,609</b>	<b>21,526,693</b>	<b>26,508,778</b>



# Indian Wells Financial Analysis

	2024B	2025F	Total 2025 thru 2028	Total 2025 thru 2034
<b>Total Cash Held By The General Fund Before Potential Development</b>	<b>20,597,919</b>	<b>26,213,135</b>	<b>42,258,125</b>	<b>58,482,072</b>
<b>Tommy Bahama Hotel Condo</b>			1,561,502	7,969,464
<b>Genton Hotel Condo</b>			832,054	11,562,524
<b>Total Cash Increase due to Potential New Development</b>	<b>-</b>	<b>-</b>	<b>2,393,556</b>	<b>19,531,988</b>
<b>Total Cash Held By The General Fund After Potential Development</b>	<b>20,597,919</b>	<b>26,213,135</b>	<b>44,651,681</b>	<b>78,014,060</b>





# INDIAN WELLS

- Housing Strategic Planning Session -

2024-25

# Housing Financial Analysis

## City of Indian Wells

### Housing Authority Fund Cash Flow

	2024B	2025F	2026F	2027F	2028F	Total 2025 thru 2028
RDA Loan 20% Share	517,445	620,000	660,000	700,000	340,000	2,320,000
Investment Earnings	144,000	84,895	44,183	17,021	11,301	157,400
<b>Total Revenues</b>	<b>661,445</b>	<b>704,895</b>	<b>704,183</b>	<b>717,021</b>	<b>351,301</b>	<b>2,477,400</b>
Operations	1,225,217	1,261,974	1,009,579	807,663	646,130	3,725,346
Capital Repairs	909,000	800,000	600,000	100,000		1,500,000
<b>Total Expenditures</b>	<b>2,134,217</b>	<b>2,061,974</b>	<b>1,609,579</b>	<b>907,663</b>	<b>646,130</b>	<b>5,225,346</b>
<b>Total Surplus</b>	<b>(1,472,772)</b>	<b>(1,357,079)</b>	<b>(905,396)</b>	<b>(190,642)</b>	<b>(294,829)</b>	<b>(2,747,946)</b>
<b>Total Cash Held By The Housing</b>	<b>2,829,831</b>	<b>1,472,752</b>	<b>567,356</b>	<b>376,714</b>	<b>81,885</b>	<b>81,885</b>

