INDIAN WELLS
CALIFORNIA

FINANCIAL PRIMER

Dear Indian Wells,

The City of Indian Wells remains financially strong and well prepared for the future.

In Fiscal Year 2024-25, the City received $73.5 million and spent $60.9 million, resulting in a $12.6 million surplus. This allows us to maintain services, invest in infrastructure and avoid unexpected financial strain on residents.

Our largest revenue sources include tourism, golf operations, grants and property taxes. Last year, the City secured more than $18.4 million in state and federal grants, including funding for storm recovery and infrastructure improvements. These outside funds reduce costs that would otherwise fall on residents.

The City ended the fiscal year with $96.6 million in total cash reserves, providing stability during emergencies and for future needs.

This summary outlines where City funds come from, how they are spent and what improvements are planned next. Please note the new formatting, which I hope optimizes financial clarity and transparency.

For more detailed information, please visit **IWbudget.com** or contact City Hall.

Sincerely,

Kevin McCarthy
Finance Director



CITYWIDE REVENUES & EXPENSES

Revenues	FY2025 Total
Charges for services	$21,646,508 (29.46%)
Grants	$18,402,337 (25.04%)
Transient occupancy taxes	$13,523,137 (18.40%)
Investment income	$5,907,994 (8.04%)
Admission taxes	$5,266,503 (7.17%)
Property taxes	$4,406,703 (6.00%)
Sales taxes	$2,148,619 (2.92%)
Franchise taxes	$1,388,780 (1.89%)
Other	$576,556 (0.78%)
Business licenses taxes	$217,528 (0.30%)

$73,484,665

Tourism, golf operations and grants provide a significant share of City revenue. These sources help fund services and improvements without placing the full cost on residents.

Expenses	FY2025 Total
Golf Resort Operations	$17,508,594 (28.75%)
Public Safety (Sheriff and Fire Services)	$13,355,081 (21.92%)
Public Works (streets, storm drains, maintenance)	$12,136,865 (19.92%)
General Government	$11,604,322 (19.04%)
Community Development	$5,923,067 (9.72%)
Interest	$399,006 (0.65%)

$60,926,935

The City's largest expenditure supports the Indian Wells Golf Resort — the municipality's most significant asset. Since 2023, the Resort has operated as a self-sustaining enterprise, reinvesting all revenue into facility operations and enhancements. Other primary spending areas include Public Safety (Sheriff and Fire), followed by Public Works, general government operations and Community Development.

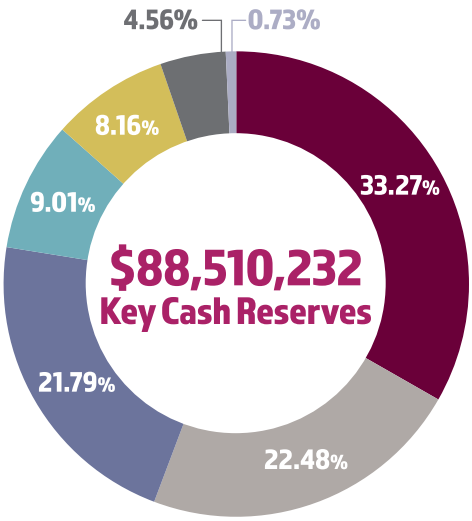
In Fiscal Year 2024-25, Indian Wells achieved a total surplus of $12,557,730, after expenses.

KEY CASH REVENUE & RESERVES

At the end of FY 2024-25, the City held $96,631,375 in total cash reserves. Of that amount, $88,510,232 is designated for key purposes.

The largest of these designated balances is the **Capital Reserves Fund,** which supports major infrastructure maintenance and rehabilitation. The second largest fund, the **General Fund,** is the City's primary operating fund, which provides community activities, programs and services, such as residence benefits, events, public safety services, City maintenance and quality-of-life improvement.

Strong reserves help the City respond to emergencies, maintain infrastructure and avoid sudden financial shortfalls. **The Capital Reserves Fund** supports long-term maintenance of streets and infrastructure. **The General Fund** supports daily services, including public safety, maintenance and resident programs.



KEY

33.27%	Capital Reserves Fund	$29,440,214
22.48%	General Fund	$19,898,506
21.79%	Capital Improvements Fund	$19,289,727
9.01%	Pension Fund*	$7,982,552
8.16%	Fire Services Fund	$7,224,433
4.56%	Indian Wells Golf Resort Fund	$4,033,141
0.73%	Disaster Recovery Fund	$641,659

*Includes cash on hand, excludes restricted cash in Pension Funds



KEY ASSETS

The City owns land, buildings and infrastructure with a total accounting value of $202,618,686. This reflects the book value of City property and does not represent market value.



Indian Wells Golf Resort
$83,618,222



Streets
$37,080,101



Infrastructure
$36,098,674



Buildings and Structures
$28,458,117



Bridges
$7,066,837



Storm Drains
$5,014,025



Curbs and Gutters
$2,579,340



Landscaping
$2,383,153



Vehicles
$320,217

FUTURE CAPITAL PROJECTS

The City has several major projects planned through 2033. These projects focus on safety, infrastructure maintenance, housing and long-term financial stability.



Indian Wells Golf Resort: Celebrity Course Improvements

Timeline: Fiscal Year 2027-28 | Estimated Cost: $8-10 million | Funding Source: City

The course is nearing 20 years since its last renovation. Updates will improve irrigation, turf and course features to maintain playability and revenue.



Whitewater Channel Lining Reinforcements

Timeline: Through 2027 | Estimated Cost: $15 million
Funding Source: Federal Grants, Developer, Housing Authority

This project strengthens the channel to reduce erosion and improve flood protection. The City has secured $10 million in federal grant funding to offset costs.



Cocün Wellness Resort

Timeline: Through 2033 | Estimated Cost: $350 million plus (estimate) | Funding Source: Developer

The Cocün Wellness Resort is a proposed 15-acre luxury wellness destination in Indian Wells featuring a state-of-the-art wellness sanctuary, a high-end resort hotel, condos, bungalows, villas, a clubhouse and underground parking. The project is being advanced by Summit Development and is currently moving through the City's entitlement process, including a Specific Plan Amendment and related approvals.



Lissoy Property (Warner Trail & Miles Avenue)

Timeline: Through 2027 | Estimated Cost: $12.1 million | Funding Source: Housing Authority, City

This 34-acre site is planned for affordable housing and expanded recreational space for residents.



Affordable Housing Construction

Timeline: Through 2030 | Estimated Cost: $10 million
Funding Source: Housing Developer, Housing Authority

Constructing new affordable housing units will support the community's workforce and resident housing needs and advance the City's progress toward meeting state housing mandates.



Roadway Improvements

Miles Avenue Rehabilitation
Timeline: Through 2026 | Estimated Cost: $1.5 million
Funding Source: Grants, City

Fred Waring Drive Rehabilitation
Timeline: Through 2027 | Estimated Cost: $2.2 million
Funding Source: Grants, City

These projects will address pavement wear to extend roadway life and reduce future maintenance costs.



Eisenhower Walk of Honor Extension

Timeline: Through 2026 | Estimated Cost: $400,000 | Funding Source: City

The Eisenhower Walk of Honor Extension will add monuments to recognize more of our veterans.



Safer Streets

Timeline: Through 2027 | Estimated Cost: $7.5 million | Funding Source: Grants, City

Improvements scheduled for Eldorado Drive, Fairway Drive, Rancho Palmeras Drive and Cook Street will incorporate traffic-calming features that reduce speeds and promote safer travel for pedestrians and bicyclists.