

**Eden Health District  
FY21 Financial Results  
July 31, 2023**

**Financial Highlights**

July is the first month of fiscal year 2024 and Eden Health District had a cash gain of \$224,391. The gain was favorable to the budget by \$4,028 and was primarily due to higher than budgeted interest income by \$3,181 and lower than budgeted operating expenses by \$610. Details by building are below.

**Dublin Gateway** had a cash gain of \$220,594 which was favorable to the budget by \$113.

**Eden's Medical Building** had a cash gain of \$62,568 which was favorable to the budget by \$409. The variance was primarily due to higher than budgeted tenant reimbursements of \$282 and lower general repairs and maintenance by \$545 which was offset with higher than budgeted utilities by \$393.

**Community Services** expenses were \$9,774 and were favorable to the budget by \$60.

**District Office** operating expenses were \$59,102 and were favorable to the budget by \$264.

Eden Health District had a net gain of \$81,812 for July which was favorable to the budget by \$4,028. The favorable variance was primarily attributable to higher than budgeted interest income of \$3,181 and lower general repairs and maintenance by \$800. Net assets were higher by \$293,584 compared to June 30, 2023.

**Eden Township Healthcare District**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**July 31, 2023**

	JULY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	302,110	302,110	0	302,110	302,110	-
CAM Reimbursement	147,028	147,028	0	147,028	147,028	-
PAMF's Bldg 4050 Reimbursements	38,707	38,707	0	38,707	38,707	-
Other Income/Tenant Reimbursements	5,105	4,868	237	5,105	4,868	237
Total operating revenues	492,949	492,713	\$237	492,949	492,713	237
<b>Operating expenses</b>						
Salaries & Benefits	46,715	46,715	0	46,715	46,715	0
Consulting	500	500	0	500	500	0
Community Education	1,857	1,917	60	1,857	1,917	60
Legal Fees	-	-	0	-	-	0
Audit/Tax Preparation Fees	1,792	1,792	(0)	1,792	1,792	(0)
Management Fees	27,203	26,935	(268)	27,203	26,935	(268)
Public Relations	67	75	9	67	75	9
Utilities (Gas, Electric & Water)	31,242	30,979	(263)	31,242	30,979	(263)
Repairs & Maintenance	94,184	94,984	800	94,184	94,984	800
Investment Fees	-	-	-	-	-	-
Insurance	6,501	6,478	(23)	6,501	6,478	(23)
Purchased Services	3,794	3,966	172	3,794	3,966	172
Other Direct Costs	8,492	8,616	123	8,492	8,616	123
Election Expense	-	-	0	-	-	0
Property Taxes/Franchise Taxes	20,445	20,445	0	20,445	20,445	0
Grants to service providers	7,917	7,917	-	7,917	7,917	-
Amortization	11,739	11,739	(1)	11,739	11,739	(1)
Depreciation	140,076	140,076	0	140,076	140,076	0
Total operating expenses	402,523	403,133	610	402,523	403,133	610
<b>Operating profit/(loss)</b>	<b>\$90,426</b>	<b>\$89,580</b>	<b>847</b>	<b>\$90,426</b>	<b>\$89,580</b>	<b>\$847</b>
<b>Nonoperating revenues (expenses):</b>						
Interest income	10,531	7,350	3,181	10,531	7,350	3,181
Interest expense	(27,955)	(27,955)	0	(27,955)	(27,955)	0
Net incr/(decr) in fair value of investments	9,236	9,236	-	9,236	9,236	-
Realized gain/(loss)	(426)	(426)	-	(426)	(426)	-
Other Income	-	-	0	-	-	-
Net nonoperating revenues (expenses)	(8,614)	(11,795)	\$3,181	(8,614)	(11,795)	3,181
<b>Net profit/(loss)</b>	<b>\$ 81,812</b>	<b>\$ 77,785</b>	<b>\$ 4,028</b>	<b>\$ 81,812</b>	<b>\$ 77,785</b>	<b>\$ 4,028</b>

Variance explanations can be found on pages 2,3,4, and 5.

**Dublin Gateway**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**July 31, 2023**

	JULY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	239,348	239,348	-	239,348	239,348	-
CAM Reimbursement	116,033	116,033	-	116,033	116,033	-
PAMF's Bldg 4050 Reimbursements	38,707	38,707	-	38,707	38,707	-
Other Income/Tenant Reimbursements	4,473	4,518	(46)	4,473	4,518	(46)
Total operating revenues	398,560	398,606	(\$46)	\$398,560	\$398,606	(\$46)
<b>Operating expenses</b>						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	23,477	23,171	(306)	23,477	23,171	(306)
Utilities (Gas, Electric & Water)	20,914	21,045	131	20,914	21,045	131
Repairs & Maintenance	80,090	80,312	222	80,090	80,312	222
Insurance	2,018	2,009	(9)	2,018	2,009	(9)
Other Direct Costs	3,067	3,188	121	3,067	3,188	121
Property Taxes/Franchise Tax	20,445	20,445	0	20,445	20,445	0
Amortization	9,903	9,903	-	9,903	9,903	-
Depreciation	99,812	99,812	-	99,812	99,812	-
Total operating expenses	259,725	259,884	159	259,725	259,884	159
<b>Operating profit/(loss)</b>	<b>\$138,835</b>	<b>\$138,721</b>	<b>\$113</b>	<b>\$138,835</b>	<b>\$138,721</b>	<b>\$113</b>
<b>Nonoperating revenues (expenses):</b>						
Interest Income	-	-	-	-	-	-
Interest expense	(27,955)	(27,955)	0	(27,955)	(27,955)	0
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	(27,955)	(27,955)	-	(27,955)	(27,955)	-
<b>Net profit/(loss)</b>	<b>\$110,880</b>	<b>\$110,766</b>	<b>\$113</b>	<b>\$110,880</b>	<b>\$110,766</b>	<b>\$113</b>

**Eden Medical Building**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**July 31, 2023**

	JULY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	\$ 62,762	\$ 62,762	\$ -	\$ 62,762	\$ 62,762	\$ -
CAM Reimbursement	30,995	30,995	-	30,995	30,995	-
Other Income/Tenant Reimbursement	632	350	282	632	350	282
Total operating revenues	<u>\$94,389</u>	<u>\$94,107</u>	<u>\$282</u>	<u>\$94,389</u>	<u>\$94,107</u>	<u>\$282</u>
<b>Operating expenses</b>						
Legal Fees	-	-	-	-	-	-
Management Fees	3,726	3,764	38	3,726	3,764	38
Utilities (Gas, Electric & Water)	10,327	9,934	(393)	10,327	9,934	(393)
Repairs & Maintenance	13,603	14,148	545	13,603	14,148	545
Insurance	908	894	(14)	908	894	(14)
Other Direct Costs	3,257	3,209	(48)	3,257	3,209	(48)
Amortization	1,837	1,836	(1)	1,837	1,836	(1)
Depreciation	39,968	39,968	(0)	39,968	39,968	(0)
Total operating expenses	<u>73,627</u>	<u>73,753</u>	<u>126</u>	<u>\$73,627</u>	<u>\$73,753</u>	<u>\$126</u>
<b>Operating profit/(loss)</b>	<u>\$20,763</u>	<u>\$20,354</u>	<u>\$409</u>	<u>\$20,763</u>	<u>\$20,354</u>	<u>\$409</u>
<b>Nonoperating revenues (expenses):</b>						
Interest income	-	-	-	-	-	-
Interest expense	0	0	0	0	0	0
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net profit/(loss)</b>	<u>\$20,763</u>	<u>\$20,354</u>	<u>\$409</u>	<u>\$20,763</u>	<u>\$20,354</u>	<u>\$409</u>

**Community Services**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**July 31, 2023**

	JULY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest income	-	-	-	-	-	-
Total operating revenues	\$0	\$0	\$0	\$0	\$0	\$0
<b>Operating expenses</b>						
Consulting	-	-	-	-	-	-
Community Education/Communciations	1,857	1,917	60	1,857	1,917	60
Grants to service providers	7,917	7,917	-	7,917	7,917	-
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	9,774	9,834	60	9,774	9,834	60
<b>Operating profit/(loss)</b>	<u>(\$9,774)</u>	<u>(\$9,834)</u>	<u>\$60</u>	<u>(\$9,774)</u>	<u>(\$9,834)</u>	<u>\$60</u>
<b>Nonoperating revenues (expenses):</b>						
Interest expense	0	0	0	0	0	0
Net incr/(decr) in fair value of investments	0	0	0	0	0	0
Realized gain/(loss)	0	0	0	0	0	0
Net nonoperating revenues (expenses)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net profit/(loss)</b>	<u>(\$9,774)</u>	<u>(\$9,834)</u>	<u>\$60</u>	<u>(\$9,774)</u>	<u>(\$9,834)</u>	<u>\$60</u>



**District Office**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**July 31, 2023**

	JULY				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
<b>Operating revenues</b>							
Interest income	\$ 10,531	\$ 7,350	\$ 3,181	A	\$ 10,531	\$ 7,350	\$ 3,181
Total operating revenues	\$10,531	\$7,350	\$3,181		\$10,531	\$7,350	\$3,181
<b>Operating expenses</b>							
Salaries & Benefits	46,715	46,715	-		46,715	46,715	-
Consulting	500	500	-		500	500	-
Legal Fees	-	-	-		-	-	-
Audit Fees	1,792	1,792	(0)		1,792	1,792	(0)
Public Relations	67	75	9		67	75	9
Repairs & Maintenance	491	524	33		491	524	33
Investment Fees	-	-	-		-	-	-
Insurance	3,575	3,575	-		3,575	3,575	-
Purchased Services	3,794	3,966	172		3,794	3,966	172
Other Direct Costs	2,168	2,219	50		2,168	2,219	50
Election Expense	-	-	-		-	-	-
Depreciation	296	296	0		296	296	0
Total operating expenses	59,398	59,662	264		59,398	59,662	264
<b>Operating profit/(loss)</b>	<b>(\$48,867)</b>	<b>(\$52,312)</b>	<b>\$3,445</b>		<b>(\$48,867)</b>	<b>(\$52,312)</b>	<b>\$3,445</b>
<b>Nonoperating revenues (expenses):</b>							
Interest expense	0	0	0		0	0	0
Net incr/(decr) in fair value of in	9,236	9,236	0		9,236	9,236	0
Realized gain/(loss)	(426)	(426)	0		(426)	(426)	0
Other Income	0	0	0		0	0	0
Net nonoperating revenues (e	\$8,810	\$8,810	\$0		\$8,810	\$8,810	\$0
<b>Net profit/(loss)</b>	<b>(\$40,057)</b>	<b>(\$43,502)</b>	<b>\$3,445</b>		<b>(\$40,057)</b>	<b>(\$43,502)</b>	<b>\$3,445</b>

A) Variance is due to higher than budgeted interest income.

**Eden Township Healthcare District**  
**Combining Statement of Net Assets**  
**July 31, 2023**  
**(With Comparative Totals as of June 30, 2023)**

	<b>District Office July 31, 2023</b>	<b>Dublin Gateway LP July 31, 2023</b>	<b>Eden Medical Building July 31, 2023</b>	<b>Eden Healthcare District July 31, 2023</b>	<b>Eden Healthcare District June 30, 2023</b>
<b>Assets</b>					
Current assets:					
Cash, equivalents and deposits	\$ 638,531	\$ 134,346	\$ 5,323	\$ 778,200	\$ 421,955
Restricted cash and investments	-	-	-	-	-
Accounts receivable	1,506,809	72,439	-	1,579,248	1,551,088
Prepaid Expenses	63,930	15,636	4,847	84,413	86,140
Interest Receivable	24,243	-	-	24,243	25,526
Total current assets	2,233,513	222,421	10,170	2,466,104	2,084,709
Investments	4,638,794	-	-	4,638,794	4,618,172
Deposit	-	-	-	-	-
Other	-	389,660	97,084	486,744	498,484
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	5,912	13,580,277	3,799,436	17,385,624	17,525,699
<b>Total assets</b>	<b>\$ 6,878,219</b>	<b>\$ 25,192,358</b>	<b>\$ 5,911,771</b>	<b>\$ 37,982,349</b>	<b>\$ 37,732,146</b>
<b>Liabilities and net assets</b>					
Current liabilities:					
Accts payable and accr'd liab	\$ 100,550	\$ 133,332	\$ 17,531	\$ 251,413	\$ 271,661
Taxes payable	-	20,445	-	20,445	-
Interest payable	-	27,955	-	27,955	27,176
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	51,872	1,318	53,191	58,060
Grants payable	157,917	-	-	157,917	150,000
Total current liabilities	258,467	348,106	71,670	678,243	674,219
Sutter Damages Award payable	2,171,218	-	-	2,171,218	2,171,218
Loan payable (Building Loan)	-	9,938,497	-	9,938,497	9,985,903
Total non-current liabilities	2,171,218	9,938,497	-	12,109,715	12,157,121
<b>Total liabilities</b>	<b>2,429,685</b>	<b>10,286,603</b>	<b>71,670</b>	<b>12,787,958</b>	<b>12,831,341</b>
<b>Net assets</b>					
Invested in cap assets, net of debt	5,912	14,641,778	5,804,518	20,452,208	20,544,877
Restricted	-	-	-	-	-
Unrestricted	4,442,622	263,977	35,582	4,742,181	4,355,928
<b>Total net assets</b>	<b>4,448,534</b>	<b>14,905,754</b>	<b>5,840,100</b>	<b>25,194,389</b>	<b>24,900,805</b>
<b>Total liabilities &amp; net assets</b>	<b>\$ 6,878,219</b>	<b>\$ 25,192,358</b>	<b>\$ 5,911,771</b>	<b>\$ 37,982,349</b>	<b>\$ 37,732,146</b>